

## Mayor Mike McGinn

### Seattle City Council

Richard Conlin, President

Sally Bagshaw

Tim Burgess

Sally Clark

Jean Godden

Bruce Harrell

Nick Licata

Mike O'Brien

Tom Rasmussen

### Seattle City Council Staff and Central Staff

Lisa Herbold, Office of Councilmember Nick Licata

Sara Belz, Council Central Staff

### City of Seattle Budget Office

Beth Goldberg, Director

Kristi Beattie

Rebecca Guerra

### Contributing Departments and Agencies

#### Human Services Department

Dannette Smith, Director

Al Poole, Homeless Intervention and Block Grant Administration (HIBGA), Division Director

Michael Look, CDBG Administrator

Debra Rhinehart, CDBG Senior Planner

Dave Berrian, John Mares, Kim vonHenkle, Andrea Akita

Tina Sajor, Sonya Slaughter

#### Office of Housing

Rick Hooper, Acting Director

Laura Hewitt Walker

#### Office of Economic Development

Steve Johnson, Director

Theresa Barreras

#### Seattle Housing Authority

Tom Tierney, Director

Andria Lazaga, Assets Management Coordinator

## About This Update

In November 2008 the Mayor and City Council adopted a four year plan governing the implementation of four major federal grants received by Seattle. The 2009-2012 Consolidated Plan for Housing and Community Development (available online at [http://www.seattle.gov/humanservices/community\\_development/conplan/plan/default.htm](http://www.seattle.gov/humanservices/community_development/conplan/plan/default.htm)) guides the City's investment of the four Consolidated Plan funds from the United States Department of Housing and Urban Development (HUD). It serves as the application to HUD for:

- Community Development Block Grant (CDBG)
  - Neighborhood Stabilization Program (NSP)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grant Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

This document, the 2011 Update to the Consolidated Plan, outlines the anticipated program and funding activity for the coming year based on our estimates of revenue and assessment of changes in the economic, social, and political environment.

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Anticipated revenues are detailed here along with a summary of the allocation plan for the Consolidated Plan funds.

#### Section 3: Updated Strategic Plan\_\_\_\_\_ 9

This section outlines the City's response to the changing environment. Based on the strategy statements in the original 2009 – 2012 Plan, readers can use this section to see how the City will more effectively focus its use of Consolidated Plan funds to help end homelessness, support low and moderate income housing availability and expand economic development.

#### Section 4: Revised Annual Allocation Plan\_\_\_\_\_ 37

This table provides the details of the City's intended contract activities with the 2011 Consolidated Plan funds. Included are proposed funding levels and anticipated

performance outcomes.

Section 5: Policy Revisions\_\_\_\_\_50

- A. Revisions to HOME and HOPWA Allocation Guidelines
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Section 6: Revised Statement of Use of HOME funds\_\_\_\_\_72

The City's use of HOME Investment Partnerships for 2011 is described in this section.

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NOTE: The contents of this Update are not intended to confer any legal rights or entitlements on any persons, groups or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Update are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Update is subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Update; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

## Section 1 – Introduction

The City of Seattle 2009 – 2012 Consolidated Plan for Housing and Community Development was submitted to the U.S. Department of Housing and Urban Development in November of 2008 to guide the use of funds from four federal programs:

- Community Development Block Grant
  - Subsequent amendments added the Neighborhood Stabilization Program to the Consolidated Plan as part of the CDBG program
- HOME Investment Partnership
- Emergency Shelter Grant Program
- Housing Opportunities for Persons with AIDS

This 2011 Update to the City of Seattle's 2009 – 2012 Consolidated Plan for Housing and Community Development ("Plan") takes into consideration revenue forecast estimates and changes in the social and economic climate since the Plan was developed and considers their effect on the strategic direction of that Plan. Fundamentally our strategic direction has not changed. The 2011 Update continues the overall strategies described in the 2009 – 2012 Consolidated Plan: continuing to implement the Ten Year Plan to End Homelessness, developing and preserving affordable housing, and maintaining our economic development focus on the Rainier Valley.

## Changes in the Environment

### Policy Framework

**Mayoral Priorities.** The year 2010 ushered in a new mayoral administration for Seattle. Mayor Mike McGinn's issue priorities focus on:

1. **A Youth and Families Initiative**, a collaborative effort with the community to identify the most significant obstacles facing youth and mobilizing solutions
2. **Jobs and the Economy**, creating the foundation for shared prosperity via smart investments in our physical infrastructure, our people and our natural environment
3. **Walk / Ride / Bike**, an initiative to make walking, biking or riding transit the easiest choice for as many Seattle residents as possible
4. **Sustainable Communities**, building communities that focus on physical infrastructure, social capital, economic vitality and environmental sustainability.

**City Council Priorities.** In 2010 the City Council priorities remain unchanged from those stated in the 2009 – 2012 Consolidated Plan. These are:

1. Foster safe, just and healthy communities for all
2. Invest public resources fairly and effectively
3. Build a livable city for our future

Within these four new mayoral priority areas and three Council priority areas, the Consolidated Plan funds have their role in supporting economic and community development, social services, and affordable housing.

**Housing Levy Renewal.** In November 2009 Seattle voters approved a proposition authorizing property taxes for housing programs (“Housing Levy” or “Levy”), replacing expiring levy authority. The Levy will generate up to \$145 million over seven years for affordable housing programs. These programs will produce or preserve 1,670 affordable rental units, provide for 180 homebuyer assistance purchases, and provide nearly 3,500 households with rental and other types of assistance. As in the past, CDBG and HOME funds will be strategically used in conjunction with Housing Levy funds to maximize the effectiveness of all fund sources.

**Emergency Shelter Grant (ESG).** The federal government is eliminating the Emergency Shelter Grant Program. The recently enacted Homeless Assistance and Rapid Transition to Housing (HEARTH) Act will create a new Emergency Solutions Grant (ESG) program in the near future. The new ESG program will continue to provide assistance for emergency shelter programs and emphasizes homelessness prevention and rapid re-housing priorities created by federal Recovery Act Homelessness Prevention & Rapid Re-Housing Program funding. Local planning for new ESG program funding will occur in 2010-2011.

## **Challenges in Meeting Consolidated Plan Goals**

The City continues to face challenges to our ability to meet the goals of the 2009 – 2012 Consolidated Plan. Some of the challenges mentioned in the original 2009 – 2012 Consolidated Plan are restated here, and others are added, as follows:

**Housing Affordability.** A substantial number of households in Seattle face housing affordability issues. Based on an analysis of 2006 American Community Survey data, an estimated 18% of all Seattle renter households pay more than half their income for rent. For homeowners, 14% of all Seattle homeowner households pay more than half their income for housing costs.

**Complexity of Homelessness.** Homelessness is among the most visible and dramatic indicators of poverty in our community. Homelessness is primarily related to the lack of affordable, appropriate, supportive housing options for households with low incomes. But homelessness is not simply an affordable housing issue. It is brought about by a confluence of complex economic, social, and personal factors. Some of the contributing factors to homelessness include declining federal housing subsidies, low incomes, rising cost of housing and living expenses, and limited support systems for people with special needs, including the availability of mental health services.

**Concern About Displacement.** An important aspect of Southeast Seattle and Chinatown/International District/Little Saigon neighborhoods is the significant proportion of ethnic immigrant-owned businesses that compose the business communities. Development activities planned for transit station areas have caused significant community concern about

displacement of long-time residents and business owners, particularly those who are low-income and people of color.

To help address concerns about displacement and the supply of housing that is affordable to Seattle households earning up to 80% of median income, the City's Office of Housing and Council Central Staff will convene an interdepartmental team comprised, at a minimum, of staff from the Office of Housing, Council Central Staff, Human Services Department, City Budget Office and Law Department to consider and develop policy options regarding one-for-one replacement of such housing that is removed as part of public, private or nonprofit development projects. The interdepartmental team will convene in 2011 and provide a report on its findings to the City Council's Housing, Human Services, Health and Culture Committee by no later than August 1, 2011.

**Struggling families with children.** Of over 45,000 students in Seattle Public Schools, almost 40% are eligible for free or reduced lunches. Poverty disproportionately affects single women with children. Lack of affordable, flexible child care is one of the most significant barriers to women achieving economic security.

## **Revenue Outlook**

Our expectations for the 2011 regular allocations from HUD are based on the President's proposed budget and on appropriations proposals coming out of the U.S. House and U.S. Senate in early August 2010. At this time, we are planning our 2011 programs assuming relatively flat funding for all programs. Actual estimates are found in Section 2 of this Update.

## **Economic Stimulus Funding**

**CDBG-R.** The City's use of HUD funds from the Recovery and Reinvestment Act of 2009 ("ARRA") is proceeding at a good pace. Of the \$3.3 million in Community Development Block Grant – Recovery ("CDBG-R") funds, a total of \$1.6 million was expended by the summer of 2010. Remaining projects, including renovations to a child care center and a congregate meal program facility, and small business lending are on track to fully expend the remaining funds by September 30, 2012, as required by law.

**HPRP.** The City's Homelessness Prevention and Rapid Re-Housing Program (HPRP) grant, totaling approximately \$4.9 million, is supporting three program components: Homelessness Prevention; Rapid Re-Housing for Adults; and Rapid Re-Housing for Families with Children. Seven sub-grantee agencies were selected through a competitive process to operate prevention and re-housing programs. The majority of these programs started operating in January 2010. As of June 30, 2010, more than \$778,000 of the grant has been spent and sub-grantees have helped 104 people in 52 households move rapidly from shelters into housing and assisted 326 people in 132 households avoid homelessness. We are on track to expend all funds by early 2012.

Agencies are helping households increase housing stability by providing rental assistance and housing support. Through partnerships with other providers, the agencies also help households increase economic stability. Rapid Re-Housing programs are connecting clients with education/employment service resources provided by the YWCA and by the King County Work Training Program. Seattle's homelessness prevention programs are also teaming up with the City's PeoplePoint program. PeoplePoint, which received other ARRA funding to expand its scope of services, assists households to access public assistance, mainstream financial services, health care, food program, utility assistance, childcare and other benefit programs.

## **Status of Needs Assessment Data**

The proposed programs and strategies in this 2011 Update are based on needs assessment data for homeless and special needs populations as published in December 2008 under the 2009-2012 Consolidated Plan. The demographic profile and needs assessment sections of the Plan contain extensive analysis based on the American Community Survey (ACS), state and local economic and growth forecasts and a variety of other recent local strategic plans. These constitute the available data while waiting for the results of the 2010 U.S. Census. To view the 2009-2012 Consolidated Plan Demographic Profile and Needs Assessment in detail online, visit:

[http://www.seattle.gov/humanservices/community\\_development/conplan/plan/CP\\_2009\\_fina1\\_Sec2.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_Sec2.pdf) and;  
[http://www.seattle.gov/humanservices/community\\_development/conplan/plan/CP\\_2009\\_fina1\\_Sec3.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_Sec3.pdf).

## **Revised Income Guidelines**

HUD provides annual updates of the income limits used for the definitions of low- and moderate-income families and individuals. The following are limits for 2010. Income guidelines for 2011 are not expected until March of that year. For some programs HUD defines "low-income" based on the "moderate income" line below, and "very low-income" based on the "low income" line below.

## Gross Annual Income by Family Size

### 2010 HUD Income Limits

	Household Size (number of persons)							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% median)	\$18,000	\$20,600	\$22,150	\$25,700	\$27,800	\$29,850	\$31,900	\$33,950
Low Income (50% median)	\$30,000	\$34,250	\$38,550	\$42,800	\$46,250	\$49,650	\$53,100	\$56,500
Moderate Income	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050

2010 Seattle-Bellevue HMFA median family income = \$85,600

## Public Participation

The public was first able to view this proposed draft on September 7, 2010. A public hearing was held on this 2011 Update on September 17, followed by public comment on the 2011 budget during the course of the City Council's budget discussions during the months of October and November. The City received the following comment on the 2011 Update:

Mr. John Fox of the Seattle Displacement Coalition offered a comment at the September 17, 2010 public hearing on 2011 Update. Mr. Fox advocated for policies to direct the Office of Housing to address displacement / gentrification concerns associated with housing development and redevelopment. He supported Councilmember Licata's proposed amendment to the Update that called upon staff to review and develop policy options regarding one-for-one replacement of affordable housing that is lost either through public or private action. Mr. Fox noted that Seattle had a net loss of affordable housing in the period 2005 – 2007. The present state of the economy provides us with an opportunity, before the next new round of development, to address this issue.

City action on comment: the amendment calling for the development of policy options regarding one-for-one replacement was approved by Council and incorporated into the 2011 Update on November 8, 2010.



## **Section 2 – Allocation of Consolidated Plan Funds**

### **Summary of Revenue Estimates & Allocation Plan**

As this 2011 Update is being prepared (in the summer of 2010), we are anticipating relatively flat funding for the four Consolidated Plan funds. The following numbers are based on actions taken by the relevant committees in the U.S. House of Representatives and the U.S. Senate regarding HUD's budget as well as the President's proposed 2011 budget. When the actual allocations for the programs are finalized and announced in the first quarter of 2011, we will adjust our plans as necessary and submit a substantial amendment, if required, to HUD to reflect those adjustments.

This section outlines our allocations of funds in broad terms. Detailed allocations are found in Section 4 of this update. The City's overall allocation strategies for these funds are unchanged from the 2009 – 2012 Plan adopted in November 2008. Allocation guidelines may be found in Section 4.3.1 of that Plan. Allocation guidelines for HOME are slightly revised to reflect a discontinuation of the use of HOME funds for tenant based rental assistance. Housing Levy funds have been determined to be a more efficient method of providing this assistance, and will replace HOME funds. Allocation guidelines for HOPWA are also revised. The specific changes for HOME and HOPWA are found in Section 5A of this Update.

### **Community Development Block Grant (CDBG)**

The purpose of CDBG funds is to help local governments develop viable urban communities by providing decent housing and suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons. For 2011 we anticipate the City's CDBG entitlement will be \$13,058,449 – the same amount as we received for 2010. Program income is also expected to be as projected for 2010 - \$600,000. A small amount (\$34,635) of revenue is anticipated to be available for reprogramming from the prior year. In total, our 2011 proposed CDBG revenue budget will be \$13,693,084.

### **HOME Investment Partnerships (HOME)**

The HOME Investment Partnerships program is intended to help local governments create affordable housing for low-income households. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits. Planned revenue levels for 2011 are \$4,384,736 from a direct allocation from HUD (approximately 95% of the 2010 award) and \$1 million in aggregate program income. The total HOME program will be \$5,384,736.

### **Housing Opportunities for Persons with AIDS (HOPWA)**

HOPWA funds are allocated for the purpose of supporting persons with HIV and AIDS and their family members. HOPWA activities include tenant-based rental assistance, project based rental assistance and facility operating costs, housing stability, search and placement services, and

supportive services that promote housing stability and prevent homelessness. Seattle is the regional administrator for HOPWA funding for Seattle, King County and Snohomish County. We are anticipating stable HOPWA funding, given the proposed funding levels of the President's proposed budget and actions taken in the U.S. House of Representatives and the U.S. Senate. Our 2011 HOPWA award is anticipated to be \$1,821,710.

## Emergency Shelter Grant (ESG)

For ESG we are planning for the same amount of funding in 2011 as we had in 2010, which is \$529,082. The Homeless Assistance and Rapid Transition to Housing (HEARTH) Act creates a new Emergency Solutions Grant (ESG) program, to be implemented in the next year or two. The new ESG program will continue to provide assistance for emergency shelter programs and emphasizes homelessness prevention and rapid re-housing priorities created by federal Recovery Act Homelessness Prevention & Rapid Re-Housing Program funding. Local planning for new ESG program funding will occur in 2010-2011.

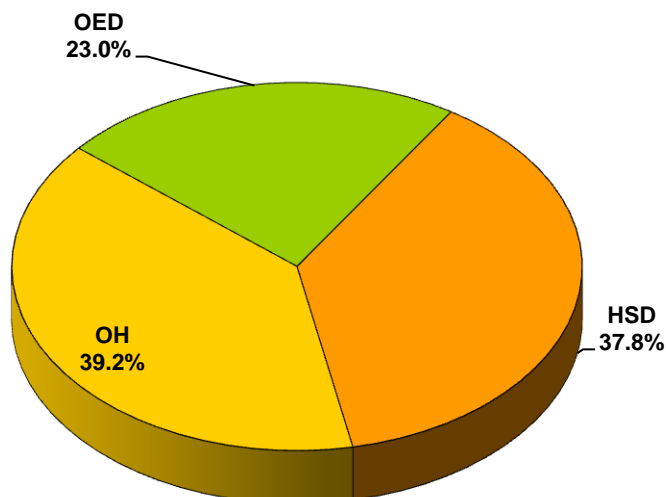
## Substantial Amendment Process

All estimates are based on our assessment of Congressional action on the 2011 federal budget as of late July and early August 2010. Estimates are subject to change as summer closes and Congress wraps up work on the 2011 budget. Changes in revenues, and their effects on program allocations, will be reflected in a substantial amendment (if necessary) to the 2011 Update, compiled in the spring of 2011. Generally, HUD formally informs jurisdictions of their current fiscal year allocations during the spring of any given year.

## Allocation Summary

The allocation of these funds is highlighted in the chart below. Specific activity detail is provided by the 2011 Annual Allocation Plan (AAP), included as Section 4 of this document. The allocation of Consolidated Plan funds is made in accordance with the stated policies and strategies contained in the Plan. Funds are expected to be appropriated to the following City departments for the identified purposes:

**2011 Proposed Allocation by Departments  
All Funds**



Human Services Department (HSD): activities are focused on supporting services that assist homeless persons and families, including domestic violence survivors, out of homelessness and into appropriate housing, and CDBG Administration.

Office of Housing (OH): funds are used to create affordable housing options for low- and moderate-income Seattle residents including rental housing and owner-occupied housing.

Office of Economic Development (OED): provides support for the economic development of low-income neighborhoods and businesses with a variety of business development products, and support for the neighborhood revitalization activities of the Southeast Seattle Neighborhood Revitalization Strategy Area.

## Section 3- 2011 Strategic Plan Update

The 2009-2012 Consolidated Plan adopted three HUD prescribed goals and addressed Seattle's needs with the corresponding strategies contained in the Four Year Strategic Matrix (see below).

<b>2009-2012 Seattle Consolidated Plan Goals</b>	
<b>HUD GOAL</b>	<b>City Strategies</b>
<b>1. Promote suitable living environments</b>	A. Support development of community facilities for non-profit agencies B. Coordinate essential domestic violence services and move toward prevention C. Increase availability of affordable housing D. Increase use of affordable housing as a catalyst for distressed neighborhood economic development E. Improve infrastructure and community resources in distressed neighborhoods to promote economic development and quality of life
<b>2. Support Decent Housing</b>	A. Prevent homelessness B. Move people rapidly from homelessness into housing C. Measure and report on Ten-Year Plan to End Homelessness outcomes D. Assist domestic violence victims to access and/or maintain stable housing E. Provide service-enriched housing for homeless and/or special needs populations F. Develop and maintain Seattle's supply of affordable rental housing G. Increase opportunities for low-income households to purchase and/or maintain their own home
<b>3. Promote Economic Opportunity</b>	A. Increase economic development opportunities for small and minority-owned businesses in distressed neighborhoods (by target area) B. Support commercial corridor revitalization to provide economic opportunity for entrepreneurs, increase jobs, and improve access to goods and services for all distressed neighborhoods

## City of Seattle Approach to Housing, Community Development and Response to Homelessness

In response to the changes in the environment, notably the passage of the Housing Levy in November 2009, the creation of a new sustainability initiative within the federal government, and to make the strategies of the Consolidated Plan consistent with the City's adopted Comprehensive Plan, the following Sections I, II, III, and IV update our comments found in Section 4.2.1 of the original 2009 – 2012 Consolidated Plan for Housing and Community Development.

### I. Seattle's Affordable Housing Strategies

#### Introduction

A successful Seattle housing strategy must address the needs of people with extremely and very low incomes and assist with boosting the supply of housing for moderate wage workers. In addition, the housing strategy must support the Ten-Year Plan to End Homelessness. The following section summarizes the three important community planning efforts that guide Seattle's work on housing issues, Seattle housing programs designed to implement key affordable housing strategies, and income levels of households served by various City program activities. A matrix outline of housing strategies is then presented.

#### A. Community Planning Processes and Documents

Seattle's work on housing issues is guided by three major community planning efforts:

- *Toward Sustainable Seattle - Seattle Comprehensive Plan*
- *Neighborhood plans*
- *Ten-Year Plan to End Homelessness*

**Toward Sustainable Seattle - Seattle Comprehensive Plan** – Seattle's Comprehensive Plan was adopted in response to the State of Washington's Growth Management Act. It includes goals and policies that address many housing issues. In order to meet the city's share of affordable housing needs resulting from expected countywide household growth, the Comprehensive Plan states the City is to plan for:

- at least 20% of expected housing growth to be affordable to households earning up to 50% of median income;
- at least 17% of expected housing growth to be affordable to households earning between 51% and 80% of median income; and
- at least 27% of expected housing growth to be affordable to households earning between 81% and 120% of median income.

The City is to encourage development and preservation of affordable housing citywide. The overall goal is to have at least 25% of the City's housing stock affordable to households with

incomes up to 50% of median income, regardless of whether it is publicly assisted or available in the private market.

**Neighborhood Plans** - During the last decade 38 neighborhood plans were prepared and accepted by the City Council. Many of these plans addressed the need for affordable housing, and many communities proposed innovative solutions in their plans. These plans provide guidance for housing strategies in different geographic areas of the City. Efforts to update neighborhood plans in key locations, particularly in support of housing goals and objectives in transit oriented areas, began in 2009. These efforts are expected to help guide housing activities in selected areas during the 2009-2012 timeframe.

**Ten-Year Plan to End Homelessness** - The Ten-Year Plan is supported by the City of Seattle, King County, the Church Council of Greater Seattle, the United Way of King County, and suburban cities and community organizations throughout Seattle and King County. It has set out the goal of ending homelessness by the year 2015. Its strategies include preventing homelessness, creating more housing, moving people rapidly into housing, building the political will to end homelessness, and measuring the outcomes of local efforts.

## **B. Seattle Housing Programs and Income Levels of Households Served**

The table at the end of this subsection shows programs available to assist households at different income levels. The table includes programs that provide direct funding to create or preserve housing as well as incentive programs that offer increased development capacity or residential property tax exemptions conditioned on providing or preserving units at below market rate rents or home prices.

### ***Brief description of housing programs:***

**Levy Rental Preservation & Production Program.** Funds can be used to pay for acquisition and/or rehabilitation costs associated with preserving vacant or occupied buildings, for new construction projects, and for permanent or “take-out” financing, including refinancing of existing loans. Tenant households must generally have incomes at or below the applicable limit for the unit—30%, 50% or 60% of median income, adjusted for household size. At least 59% of funding must serve households with incomes at or below 30% of median. In some projects, some or all units may be reserved for homeless persons or households with one or more members who have a disability or special need. Where appropriate, sponsors are expected to contract with service providers or provide appropriate support services. Federal HOME and CDBG funds are also used as part of OH’s Rental Preservation & Production Program. Affordability, income limit, and other policies may vary by fund source.

**Levy Acquisition & Opportunity Fund.** A&O loans are intended to provide short-term funding to permit strategic acquisition of sites for low-income housing development. These loans are expected to be repaid with permanent project financing, which may be from either City or non-City funding sources. Loans are intended to facilitate development of rental or homeownership housing units.

**Levy Operating & Maintenance Program.** This program provides operating support for housing affordable to households with incomes at or below 30% of median income. Funds are

used to fill the gap between eligible operating and enhanced property management costs and project income.

**Levy Homeownership Program.** These funds assist low-income first-time homebuyers to purchase a home in the city. The maximum household income for all borrowers is 80% of median income.

**Levy Rental Assistance Program.** The Rental Assistance Program helps low-income families and individuals at risk of homelessness due to a family crisis, and also can be used for “rapid rehousing” when families or individuals have already lost their home. The financial assistance is a cash subsidy that pays landlords a portion of the tenant’s rent and is often accompanied by case management or other services to help the tenant achieve housing stability.

**Multifamily Tax Exemption (MFTE) Program.** The MFTE program allows developers to receive a property tax exemption on the residential improvements of a development for up to 12 years. As one condition of exemption, 20% of the rental units must be affordable for moderate-wage workers; for homeownership projects, only the income eligible homebuyers receive the exemption. The program is available in 39 target areas (all designated Urban Centers and Villages) in Seattle. The program expires December 31, 2010, if not renewed by ordinance.

**Transferable Development Rights (TDR) Programs.** TDR Programs are one way that developers of office buildings and hotels can achieve additional density. TDR help Seattle achieve a more variable scale of buildings in downtown and South Lake Union neighborhoods by allowing density to be moved from one site to another. Owners of certified housing TDR sites can sell excess development rights to commercial developers and use the proceeds for renovation and long-term preservation of affordable housing. Apartments must remain affordable to households whose income does not exceed 80% of median income, with some affordable to low-income households, for at least 50 years.

**Commercial/Industrial Bonus Programs.** The Seattle Land Use Code and the State Growth Management Act (RCW 36.70A.540) allow additional density for office, hotel, and certain other non-residential developments in certain areas conditioned upon the provision of affordable housing and childcare to mitigate the impacts of the development. The housing and/or childcare can be built by the developer or a financial contribution of \$18.75 per square foot of bonus floor area for housing and \$3.25 per square foot of bonus floor area for childcare facilities may be made to the City for those purposes. Extra floor area may be achieved through these bonuses in certain downtown zones and in one specific area of South Lake Union zoned Industrial/Commercial.

**Residential Bonus Programs.** Residential Bonus Programs are affordable housing incentive programs authorized under the State Growth Management Act (RCW 36.70A.540) that allow additional residential floor area or height, or both, in developments in exchange for affordable housing. The developer can build the affordable housing units as part of its development or, in some cases, make an in-lieu financial contribution to the City to fund affordable housing. Affordable housing units are intended to primarily serve Seattle’s modest-wage service workers. Residential Bonus Programs are currently in place for downtown on sites zoned DOC-1, DOC-2, DMC-240, DMC-340, in midrise and highrise zones citywide, and in the Dravus neighborhood on sites zoned SM/D/40-85.

### Housing Programs and Income Levels Served

Income Limit*	Rental	Homeownership
120% AMI (\$71,900)		<ul style="list-style-type: none"> <li>• Multifamily Property Tax Exemption (2 bedroom units and larger)**</li> </ul>
100% AMI (\$59,900)		<ul style="list-style-type: none"> <li>• Residential Bonus Programs</li> <li>• Multifamily Property Tax Exemption (Studio &amp; 1 bedroom units)**</li> </ul>
90% AMI (\$53,950)	<ul style="list-style-type: none"> <li>• Multifamily Property Tax Exemption (2 bedroom units and larger)**</li> </ul>	
80% AMI (\$45,100* or \$47,950, depending on program)	<ul style="list-style-type: none"> <li>• Levy/HOME/CDBG Rental Preservation &amp; Production Program</li> <li>• HomeWise Weatherization Services</li> <li>• Transferable Development Rights (TDR) Program</li> <li>• Residential &amp; Commercial/Industrial Bonus Programs</li> <li>• Multifamily Property Tax Exemption (Studio &amp; 1 bedroom units)**</li> </ul>	<ul style="list-style-type: none"> <li>• Levy/HOME/CDBG Homeownership Program</li> <li>• CDBG Homebuyer Education &amp; Counseling</li> <li>• Home Repair Program</li> <li>• HomeWise Weatherization Services</li> <li>• Residential Bonus Programs</li> </ul>
50% AMI (\$30,000)	<ul style="list-style-type: none"> <li>• Levy/HOME/CDBG Rental Preservation &amp; Production Program</li> <li>• HomeWise Weatherization Services</li> <li>• Transferable Development Rights (TDR) Program</li> <li>• Residential &amp; Commercial/Industrial Bonus Programs</li> </ul>	<ul style="list-style-type: none"> <li>• CDBG Senior Services Minor Home Repair Program</li> <li>• Home Repair Program</li> <li>• HomeWise Weatherization Services</li> </ul>
30% AMI (\$18,000)	<ul style="list-style-type: none"> <li>• Levy/HOME/CDBG Rental Preservation &amp; Production Program</li> <li>• Levy Operating &amp; Maintenance Program</li> <li>• HOME Rent Stabilization</li> <li>• HomeWise Weatherization Services</li> <li>• Transferable Development Rights (TDR) Program</li> <li>• Commercial/Industrial Bonus Program</li> </ul>	<ul style="list-style-type: none"> <li>• CDBG Senior Services Minor Home Repair Program</li> <li>• Home Repair Program</li> <li>• HomeWise Weatherization Services</li> </ul>

\* Income limits are for 1 person households, based on 2010 HUD “30%”, “very low-income” (for 50%), and low-income (for “80%”) limits, and for higher levels based on 70% of 2010 median family income multiplied by the percentage stated.

\*\* The Multifamily Tax Exemption Program will expire on December 31, 2010, if it is not renewed by ordinance.



## **II. Seattle's Community Development Strategy**

The Seattle Office of Economic Development (OED) continues its multi-pronged approach to support community economic development. OED's approach: a) targets high-priority geographic areas in need of public investments and attention; b) continues to invest in projects that will catalyze economic revitalization; and c) simultaneously invests in projects that preserve affordability and ethnic vitality in neighborhoods.

For 2011 the City of Seattle will continue to invest in "place-based" commercial corridor revitalization strategies, led by community based organizations. These organizations will work within their neighborhoods to create and maintain organizational capacity, recruit volunteers, develop community leadership, and facilitate organizational partnerships. These tasks are critical to the success of neighborhood change. Supporting the organizations that are leading and implementing neighborhood revitalization to ensure their capacity to fund and sustain these activities is an important part of reaching revitalization goals. Among the organizational approaches are: forming new chambers of commerce or merchant associations or strengthening existing ones, or forming new business improvement districts or strengthening existing ones.

In 2010, OED completed work on a commercial study of the Rainier Valley area of the City, an area that includes the Southeast Seattle Neighborhood Revitalization Strategy Area (SE Seattle NRSA). This study included data collection and analysis with recommendations on appropriate retail mix, niche and cluster strategies for the area and the identification of implementation strategies.

The results of the retail study, as well as updated neighborhood plans completed in 2010, will be used to update the SE Seattle NRSA through the Substantial Amendment process in 2011. As of this update, the SE Seattle NRSA remains unchanged from the version adopted in the 2009-2012 Consolidated Plan.

In prior years, a part of the strategy for community development and the creation of suitable living environments was the allocation of funds for non-profit social service providers to undertake capital improvements to their existing facilities or to acquire new facilities. In recent years, with declining CDBG resources, other strategies and programs funded with CDBG, such as affordable housing, the Ten-Year Plan to End Homelessness, and the SE Seattle NRSA, were deemed higher priorities. In 2009 the City adopted a 2010 budget that eliminated all funding for this non-profit community facilities program. This update reflects this budget decision by eliminating the funding of community facilities as a Consolidated Plan strategy for 2010, 2011, and 2012. This is reflected in the Strategic Plan Matrix below.

## **III. Seattle's Homelessness Response Strategy**

Through its grants and contracts with community-based organizations, the City invests in services to prevent homelessness and to help homeless people access and retain permanent, affordable housing. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families.

- **The Ten-Year Plan guides local work to end homelessness.** Our community's strategies to prevent and end homelessness are guided by King County's Ten-Year Plan to End Homelessness, *A Roof Over Every Bed in King County*. City investments and service delivery strategies are aligned with regional priorities identified in the Ten-Year Plan in coordination with our regional public and private funding partners and the Committee to End Homelessness.
- **A diverse group has come together to end homelessness.** The Committee to End Homelessness brings together homeless and formerly homeless youth, young adults and adults; members of faith communities; representatives from philanthropy, business, local government, and non-profit human service and housing development agencies; advocates; and other stakeholders from across the county, all with a commitment to end homelessness in King County by 2015. The ongoing implementation of the Ten-Year Plan relies on a number of committees and workgroups to carry out short-term projects and develop longer term plans.

The vision for a regional response to homelessness began when faith-based community members initiated a series of dialogues on the homelessness crisis. In 2002, the Church Council of Greater Seattle, the City of Seattle, King County, United Way of King County, the Seattle/King County Coalition on Homelessness, and four regional Human Services Alliances created the Committee to End Homelessness.

- **The Ten-Year Plan's goal to end homelessness identifies five key strategies:**
  1. Prevent people from becoming homeless;
  2. Build or acquire more affordable housing and move people rapidly from homelessness to housing with integrated services;
  3. Increase the efficiency of the existing system that serves homeless people;
  4. Build and sustain the public and political will to end homelessness; and
  5. Measure and report outcomes.

The plan sets a goal of securing 9,500 new and existing affordable housing units by 2015.
- **A number of solutions to homelessness must be implemented to serve different groups.** The Ten-Year Plan acknowledges that solutions to homelessness differ among each of the subpopulations of families, single adults, youth and young adults, and recommends quantified goals for housing development specific to each group. In addition, the Ten-Year Plan focuses attention on the disproportional representation of people of color among those who are homeless. It notes that services for those who are homeless must be provided in a culturally competent way.

### Strategy 1: Preventing Homelessness

Prevention strategies designed to avert homelessness among households at risk are one of the key priorities and strategies of the Ten Year Plan.

- **The Ten-Year Plan states that “ending homelessness begins with prevention.”** Effective homelessness prevention strategies emphasize *primary prevention* focused on emergency assistance and interventions designed to directly prevent individuals, families, and youth from becoming homeless. The Committee has identified a number of components that must be present for an effective prevention system, including: identification and outreach; information and referral; emergency financial assistance; tenant education, mediation and legal assistance; case management; financial stability services; and long-term self sufficiency.
- **The process of discharging people from institutions, such as hospitals or jails, is a key part of preventing further homelessness.** In addition to the primary prevention efforts described above, the Committee to End Homelessness has made discharge coordination efforts a priority. A number of institutions are working together to coordinate discharge from institutions into interim and permanent housing, rather than to the streets. Coordination with the health care, criminal justice, foster care, and the mental health and chemical dependency systems is an ongoing priority need in prevention of homelessness.

## Strategy 2: Moving People Rapidly Into Housing

- **Ending homelessness requires that people secure housing as quickly as possible.** The network of services designed to move people into affordable, appropriate housing includes outreach and assessment, supportive services, and emergency and transitional housing programs. Affordable, permanent housing models for individuals and families who are homeless or who may be at imminent risk of becoming homeless have also been developed to address a range of needs.
- **Seattle’s Housing First projects and Rapid Re-Housing programs support this goal.** The City of Seattle supports the development of housing units and programs that quickly moves individuals and families from homelessness into housing. Seattle has made investments in “Housing First” models that focus on rapid access to housing that is not time-limited and does not require services as a condition of tenancy. These housing models remove many of the barriers that prevent people from securing stable housing. Crisis intervention, rapid housing placement, follow-up case management, and supportive services are key components of putting people into housing first, with flexible, individualized supportive services following housing placement to prevent the reoccurrence of homelessness.

## Strategy 3: Building Political and Public Will to End Homelessness

- **Ending homelessness requires a commitment from leaders and members of the community.** Educating the community on homelessness and proven strategies to end it is one of the Committee’s principal actions.
- **Engaging the community and reviewing progress of the Ten-Year Plan:** 2010 marks the mid-point for the regional Ten-Year Plan to End Homelessness. The Committee to

End Homelessness will involve stakeholders and community members including consumers, community agencies and service providers, the faith-based community, and funders in a mid-Plan review to assess progress, identify gaps in service systems, and consider what can be done differently to end homelessness. One of the desired outcomes for this process is renewed commitment and increased community engagement to prevent and end homelessness.

- **Aligning local efforts with the federal strategic plan to prevent and end homelessness.** The City of Seattle works alongside Committee to End Homelessness partners to promote collaboration at all levels of government and across all sectors to inspire and energize community members to commit to prevent and end homelessness. Local strategies are reflected in the federal plan's core objectives and goals.

#### **Strategy 4: Increasing the Efficiency of the Existing System**

- **The City uses best practices to allocate investments.** The City of Seattle participates with other local funders to coordinate investments through a comprehensive Notice of Funding Availability (NOFA) —a streamlined application and funding process that has been recognized as a best practice by the National Alliance to End Homelessness and the Corporation for Supportive Housing.
- **Coordinated, system-wide tools have been adopted to help providers become more effective.** In addition, our community is exploring ways to create a coordinated entry system linking people in need to the most appropriate services; to establish system-wide case management standards; to employ shallow rental subsidies; and to create a dynamic, supportive system that provides opportunities for “graduation”—increasing self sufficiency and reducing reliance on deep housing subsidies in order to make resources available to homeless individuals with more intensive needs.

#### **Strategy 5: Measuring and Reporting Outcomes**

- **Measuring the results of investments and services and providing regular reports on achievements guides planning and policy work to end homelessness.** One of the primary tools for measuring and reporting on success is the region's Homeless Management Information System (HMIS), Safe Harbors. Successful implementation of this regional, coordinated data management system is producing countywide profiles of publicly funded emergency shelter, transitional housing and services programs, HMIS reports are available on-line at <http://www.safeharbors.org>.

### **IV. Partnership for Sustainable Communities**

#### **HUD, DOT, EPA Interagency Partnership for Sustainable Communities**

The City of Seattle is working to incorporate all of the Livability Principles that are core to the U.S. Department of Housing and Urban Development (HUD), the Department of Transportation (DOT), and the Environmental Protection Agency's (EPA) Partnership for Sustainable

Communities into all of its community strategic planning efforts. That effort was launched in June 2009 to help improve access to affordable housing, more transportation options, and lower transportation costs while protecting the environment in communities nationwide. Through a set of guiding livability principles and a partnership agreement guiding the agencies' efforts, this partnership entails coordination of federal housing, transportation, and other infrastructure investments to protect the environment, promote equitable development, and help to address the challenges of climate change. The five livability principles are the following:

1. **Provide more transportation choices.** Develop safe, reliable, and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions, and promote public health.
2. **Promote equitable, affordable housing.** Expand location- and energy- efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
3. **Enhance economic competitiveness.** Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
4. **Support existing communities.** Target federal funding toward existing communities—through strategies like transit-oriented, mixed-use development and land recycling—to increase community revitalization and the efficiency of public works investments and to safeguard rural landscapes.
5. **Coordinate and leverage federal policies and investment.** Align federal policies and funding to remove barriers to collaboration, leverage funding, and increase accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
6. **Value communities and neighborhoods.** Enhance the unique characteristics of all communities by investing in healthy, safe, and walkable neighborhoods—rural, urban or suburban.

Many of these themes are reflected in the strategic plan priorities matrix below. They also help provide an additional framework against which future proposed updates to the strategic plan can be evaluated.

## Strategic Plan – Four Year Priorities Matrix

The following updated Four-Year Strategic Plan matrix is organized by the three goals adopted by the City, which reflect HUD's national objectives for federal funding under CDBG, ESG, HOME and HOPWA grants. Strategies listed reflect activities that will leverage many other City, private foundation, county, state and federal sources in order to support the complex systems of housing, economic development, public services and community infrastructure. The matrix, along with the Annual Allocation Plan (Section 4), serves as the "roadmap" for the City of Seattle's federal grant funded activities and targeted objectives over the life of the 2009-2012 Consolidated Plan.

Yearly updates to the Consolidated Plan refine the objectives, performance indicators, and funding priorities based on changes in the grant environment, evaluation and evolution of

program strategies given the prior year's experience and emerging opportunities to leverage new initiatives such as ARRA funds.

Activities are listed by goal, department(s) with leadership roles, HUD Performance Measure category codes, identified strategy, and the year in which the initiative or project is anticipated to be completed. Strategies that are expected to generate program contracts each year show an "X" in each of the four years.

### **Strategic Plan Matrix Abbreviations**

HSD =	Human Services Department
OH =	Office of Housing
SHA =	Seattle Housing Authority
OED =	Office of Economic Development
DV =	HSD – Domestic Violence & Sexual Assault Prevention division
SOCR =	Seattle Office for Civil Rights
"X" =	denotes anticipated completion date of strategy/activity listed

### **Key to HUD Performance Measures Codes:**

HUD's Performance Measures system requires grantees to capture data in the national database (IDIS) based on categorization by three program objectives and three outcome indicators. Each CDBG, ESG, HOME, or HOPWA-funded activity must choose one performance objective and one performance outcome as defined by HUD (e.g. 1.2 = Suitable Living Environment, Availability / Accessibility). Based on these classifications, HUD requires additional data to be entered into the IDIS database specific to desired results for different types of programs.

**Exhibit 2-1: Link between Objectives, Outcomes, and Outcome Statements**

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
Objective #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
Objective #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities

These outcome statements will help the grantee to demonstrate the results its program is making at the local level and help HUD to demonstrate how Federal funds are being used to make a difference at the national level.

*Source: HUD Training Manual and Guidebook, June 20-21, 2007*

**List of cited sub-plans**

Domestic Violence Homeless Strategic Plan  
 Biennial report on Domestic Violence in Seattle  
 Domestic Violence - Criminal Justice Strategic Plan 2005 - 2009  
 Office of Economic Development: Community Development Corporations Work Programs  
 Ten Year Plan to End Homelessness (TYP)  
 Human Services Department: Strategic Investment Plan (SIP)  
 Office of Economic Development: Southeast Seattle Strategic Map

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
			<b>A.</b>	<b>COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES</b>				
<b>HSD</b>	1.2		1	Provide funding for zero-interest, forgivable loans to non-profit social services agencies to acquire, improve, or rehabilitate direct service space. 2010 UPDATE: This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.	<b>X</b>			
<b>HSD</b>	1.2		2	Allocate community facilities loans on a competitive basis via a Request for Investments process. Process will commit funds on a biennial basis. 2010 UPDATE: This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.				
<b>HSD</b>	1.1		3	Provide technical assistance to non-profit agencies regarding financing, development and management of capital projects	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
			<b>B.</b>	<b>COORDINATION OF DOMESTIC VIOLENCE SERVICES</b>				
<b>DV</b>	1.1	DV/Homeless Strategic Plan	1	Coordinate with other funders to create a resource pool that may temporarily help domestic violence victims safely stay in or return to their homes while income options are explored and secured	<b>X</b>			
<b>DV</b>	1.1	DV/Homeless Strategic Plan	2	Increase the funding for civil legal assistance, legal advocacy and community advocacy, so that victim/survivors, whether they go to shelter or not, have adequate access to safety strategies, resource information, legal options, and advocacy	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>DV</b>	1.3	DV/Homeless Strategic Plan	3	Develop and improve strategies, both through policy changes and through	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>



**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
				funding, to ensure the safety of women and children in their home				
DV	1.1	DV/Homeless Strategic Plan	4	Develop a recommended model for hotel/motel voucher programs so emergency, safe housing may be provided for domestic violence victims who are fleeing a dangerous home	X			
DV	1.2	DV/Homeless Strategic Plan	5	Develop guidelines for supportive services to survivors of domestic violence who are tenants in permanent, supportive housing operated by mainstream homeless/housing providers	X			
DV	1.1	DV/Criminal Justice Strategic Plan 2005 - 2009	6	Determine and strive to implement the best mechanism (one-stop/no-wrong door) for responding to family violence	X	X	X	
			C.	<b>INCREASE AVAILABILITY OF AFFORDABLE HOUSING</b>				
OH	1.2		1	Increase the use of land use incentives that enable voluntary contributions to affordable housing by private and nonprofit developers	X	X	X	X
OH	1.3		2	Whenever significant zoning changes are adopted, consider implementing zoning incentives so that increases to height and density would be allowed conditioned on provision of affordable units or payment into a fund to create housing affordable for working families	X	X	X	X
OH	1.2		3	Address all housing development strategies for Housing Levy. 2010 Update: clarify and limit activities to those relevant to the 2002 – 2009 Levy.	X			

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & OED	1.2		4	<u>2011 Update:</u> Increase the overall housing supply in Seattle's urban centers, including a full range of affordable housing, <del>including particular</del> affordable workforce housing	X	X	X	X
OH	2.3		5	<u>2011 Update:</u> New Strategy: Promote transit-oriented development through the creation of affordable housing accessible to public transportation, particularly in <u>areas with high capacity transit stations or high frequency transit service where the City is making transportation, infrastructure and other investments and where other housing subsidies for transit-oriented communities, if available, can be secured</u> <del>locations within a half mile of light rail and bus rapid transit stations.</del>		X	X	X
			D.	<b>INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT</b>				
OH	1.1		1	Use affordable housing programs to prevent displacement in revitalizing communities	X	X	X	X
OH & SHA	1.2		2	Promote development of mixed-use, mixed-income projects designed to advance both housing and community development goals in economically distressed neighborhoods	X	X	X	X
			E.	<b>IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)</b>				
				<b>Southeast Seattle</b>				
OED	1.1	OED and	1	Develop vacant and underutilized parcels toward uses that support the				

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
		Nonprofit Organization Work Programs		community's vision for the area	X	X	X	X
OED	1.3	OED and Nonprofit Organization Work Programs	2	Retain and grow the diversity of small businesses owned by and serving the diverse population of the neighborhood	X	X	X	X
OED	1.2	OED and Nonprofit Organization Work Programs	3	Attract a wider variety of businesses, jobs, good, services and housing to meet the needs of neighborhood residents	X	X	X	X
				<b>Chinatown/International District and Little Saigon</b>				
OED	1.1	OED and Nonprofit Organization Work Programs	4	Develop a Design/Vision Center in the neighborhood as a focal point for information sharing and collaboration for redevelopment of vacant and dilapidated properties	X			
OED	1.2	OED and Nonprofit Organization Work Programs	5	Pursue redevelopment projects that will provide additional affordable commercial space and residential/office base	X	X	X	X
OED	1.3	OED and Nonprofit Organization Work Programs	6	Develop a task force comprising diverse community stakeholders and organizations to identify and implement key economic development activities such as coordinated neighborhood marketing, business attraction and retention and streetscape improvements. (Note: this description provides more detail than that stated in original ConPlan Strategy)	X	X	X	X

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	1.4	OED and Nonprofit Organization Work Programs	7	Coordinate street and park improvements with community priorities	X	X	X	X
				<b>Central Seattle and Capitol Hill</b>				
OED	1.2	OED and Nonprofit Organization Work Programs	8	Develop mixed-use projects that provide affordable and work force housing and commercial space	X	X	X	X
OED	1.3	OED and Nonprofit Organization Work Programs	9	Create a viable business node to recruit new and retain existing businesses				X
OED	1.1	OED and Nonprofit Organization Work Programs	10	Complete pedestrian and streetscape improvements as prioritized by neighborhood-based non-profit community development organizations consistent with community priorities			X	X
OED	1.1	OED and Nonprofit Organization Work Programs	11	Develop a corridor strategic action plan		X		

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
		Ten Year Plan to End Homelessness (TYP)	<b>A.</b>	<b>PREVENT HOMELESSNESS</b>				
<b>HSD</b>	2.3	HSD Strategic Investment Plan (SIP)	1	Invest resources in homelessness prevention programs that provide rental or mortgage assistance, and/or move-in assistance, linked with case management, and housing stability services to individuals and families who are homeless or at-risk of homelessness. (Note: this description provides more detail than that stated in original ConPlan Strategy)	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>HSD</b>	2.3	HSD SIP	2	Contract with community based organizations to prevent the eviction or displacement of low-income households from their housing	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>HSD</b>	2.3	HSD SIP	3	Assist persons living with HIV/AIDS with low-incomes and who are need of housing and/or housing support to achieve and maintain housing stability	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
		Ten Year Plan to End Homelessness (TYP)	<b>B.</b>	<b>MOVE HOMELESS PEOPLE RAPIDLY INTO HOUSING</b>				
<b>HSD</b>	2.1	HSD SIP	1	Assist homeless individuals, families and youth with emergency support services including emergency shelter and enhanced shelter, meals, hygiene services, day centers, counseling, and case management to	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
				enable individuals to achieve stability, access and maintain housing.				
HSD	2.2	HSD SIP	2	Assist homeless individuals, families, youth and young adults with financial assistance and/or supportive services designed to move them rapidly to permanent housing and to maintain continued stability in housing	X	X	X	X
HSD	2.1		3	Allocate federal and local funds for homelessness services via biennial competitive Request for Proposals, including enhanced shelter, transitional housing, and other homeless support programs incorporating elements of the Strategic Investment Plan, Ten Year Plan to End Homelessness, best practices, and community input	X		X	
HSD & OH	2.2	TYP	4	Promote strategies that place and support chronically homeless individuals and individuals with long histories of homelessness in permanent housing, including “Housing First” models where traditional barriers to tenancy are removed and a range of flexible services are available to support individual needs	X	X	X	X
HSD	2.3	TYP	5	Promote access to housing within the existing housing stock through the Landlord Liaison Project and other programs that work in partnership with landlords, by providing first/last/deposit funds, portable credit report, damage deposit mitigation fund, and short-term rental assistance designed to help individuals and families access housing and maintain stability ( <i>see strategy E.6 below</i> )	X	X	X	X
			C.	<b>MEASURE &amp; REPORT ON TEN YEAR PLAN TO END HOMELESSNESS OUTCOMES</b>				
		TYP	1					

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
HSD	2.1			Support full implementation and on-going operation of the Safe Harbors homeless management information system (HMIS) to obtain and evaluate data about homeless people to set policy, develop and implement programs and services	X	X	X	X
HSD	2.2	TYP	2	Measure results of investments and services and provide regular reports on achievements; use data to guide planning	X	X	X	X
			D.	<b>ASSIST DOMESTIC VIOLENCE VICTIMS TO ACCESS/MAINTAIN STABLE HOUSING</b>				
DV	2.1	DV/Homeless Strategic Plan	1	Educate domestic violence survivors who live in subsidized housing about their rights under federal and state law to remain in their housing unit or be moved to a safer unit	X			
DV	2.2	DV/Homeless Strategic Plan	2	Work on development of a coordinated system for resource information and access to interim and permanent housing which is able to appropriately work with DV survivors	X	X		
			E.	<b>PROVIDE SERVICE-ENRICHED HOUSING FOR HOMELESS AND/OR SPECIAL NEEDS POPULATIONS, WITH THE GOAL OF ENDING HOMELESSNESS, NOT JUST MANAGING IT</b>				
OH & SHA	2.2		1	Increase the supply of affordable housing linked with supportive services for homeless and special needs residents	X	X	X	X
OH	2.2		2	Provide building operating funds for City-funded affordable rental housing for homeless and special needs residents so that units can be	X	X	X	X

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
				well-maintained and financially viable				
HSD	2.2		3	Provide supportive services in permanent affordable housing projects to allow persons who are chronically homeless or formerly chronically homeless to achieve and sustain housing	X	X	X	X
OH & SHA	2.2		4	Assist homeless families, individuals and youth by providing supportive services in transitional housing, enabling residents to move to stable, permanent housing and achieve self-sufficiency	X	X	X	X
OH & HSD	2.2		5	Through planning initiatives and evaluation studies, work to improve program delivery and services, as well as increase housing and services funding, for supportive housing.	X	X	X	X
HSD & SHA	2.2		6	Provide rental assistance in concert with supportive services to families and individuals to help maintain their housing stability ( <b>see B. 5 above</b> )	X	X	X	X
SHA & HSD	2.2		7	Foster stability and self-sufficiency among SHA public housing residents and program participants by creating a variety of service-enriched environments and providing a range of supportive services.	X	X	X	X
			F.	<b>INCREASE AND MAINTAIN THE SUPPLY OF AFFORDABLE RENTAL HOUSING IN SEATTLE</b>				
OH	2.2		1	Increase supply of rental units affordable to moderate-income worker households through incentive programs (e.g. Multifamily Tax Exemption Program; Commercial and Residential Bonus Programs)	X	X	X	X
			2					



**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH	2.3			Identify potential new City resources and lending programs for housing production and preservation	X	X	X	X
OH	2.3		3	In cooperation with public, private and nonprofit partners, strive to increase State, federal and private funding for housing and to preserve existing resources	X	X	X	X
OH & SHA	2.2		4	Increase the supply of affordable rental housing (private and public housing units) for families and individuals with low-incomes throughout the city	X	X	X	X
OH & SHA	2.3		5	Rejuvenate and maintain the supply of affordable subsidized rental housing owned or managed by Seattle Housing Authority	X	X	X	X
OH	2.1		6	Reduce housing costs for low-income tenants, and operating costs for subsidized housing, by funding weatherization improvements and promoting sustainable building techniques in City-funded and Seattle Housing Authority development projects	X	X	X	X
OH			7	Preserve and revitalize existing affordable rental housing through the renewal of affordability restrictions and recapitalization of buildings to extend useful life.		X	X	X
SHA			8	Public Housing Disabilities accommodation: As a result of a Voluntary Compliance Agreement signed with HUD in November 2007, SHA will make 263 public housing units fully compliant with the Uniform Federal Accessibility Standards (UFAS) by 2014: 101 units are due in 2008; 41 units in 2009; 13 units in 2010; 32 units in 2011; 42 units in 2012; 20 units in 2013; and 14 units in 2014.	X	X	X	X

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
SHA			9	Resident Involvement: SHA Community Builders will work with interested residents to form and sustain duly-elected resident councils and issue-specific work groups to work with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee, with whom SHA regularly consults on major policy issues. Residents will help plan for the use of HUD's Resident Participation Funds.	X	X	X	X
OH & HSD	2.2		10	Administer the portfolio of City-funded affordable rental housing so that units are well-maintained and serve intended low-income residents	X	X	X	X
			G.	<b>INCREASE OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS TO PURCHASE AND MAINTAIN THEIR HOMES</b>				
OH	2.2		1	Provide down-payment assistance to low-income first-time homebuyers purchasing a home in Seattle	X	X	X	X
OH	2.3		2	Provide low-interest loans and grants to low-income homeowners for home repair and weatherization	X	X	X	X
OH	2.2		3	Increase supply of condominium units and other homes affordable to first time homebuyers through Seattle incentive programs (e.g. Multifamily Tax Exemption Program; Commercial and Residential Bonus Programs)	X	X	X	X
OH			4	Help low-income families in danger of losing their homes through				

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 2: SUPPORT DECENT HOUSING**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
	2.3			Seattle's Foreclosure Prevention Program, which combines stabilization loans and pre-foreclosure counseling and repayment plans	X	X	X	X
OH & SHA	2.1		5	Promote education and counseling for low-income first-time buyers and homeowners	X	X	X	X
OH & SHA	2.2		6	Encourage programs and activities that increase the supply of affordable homeownership units in Seattle	X	X	X	X
OH & SOCR	2.3		7	Develop initiatives to assist homeowners at risk of losing their home due to predatory lending practices	X	X	X	X

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 3: EXPAND ECONOMIC OPPORTUNITIES**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
			A.	<b>INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR SMALL AND MINORITY OWNED BUSINESSES IN DISTRESSED NEIGHBORHOODS (by target area)</b>				
				<b>Southeast Seattle</b>				
OED	3.1	SE Seattle NRSA	1	Improve outreach and technical assistance targeted to small business, in particular those with limited English proficiency, to support business development.	X	X	X	X
OED	3.2	SE Seattle NRSA	2	Stabilize and grow small businesses to allow them to benefit from increased economic activity resulting from the public and private investment planned for the area.	X	X	X	X
OED	3.1	SE Seattle NRSA	3	Encourage the development of mixed-use development that provides additional affordable housing and commercial space in the neighborhood's commercial districts and light rail station areas.	X	X	X	X
			B.	<b>SUPPORT COMMERCIAL CORRIDOR REVITALIZATION TO PROVIDE ECONOMIC OPPORTUNITY FOR ENTREPRENEURS, INCREASE JOBS, AND IMPROVE ACCESS TO GOODS AND SERVICES FOR ALL DISTRESSED NEIGHBORHOODS</b>				
OED	3.3	Nonprofit Organization Work Programs	4	Track baseline data and/or coordinate with nonprofit partners to monitor changing market conditions and other factors that will influence nature and extent of future areas of need, and associated City efforts.		X		X

**2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix**  
**GOAL 3: EXPAND ECONOMIC OPPORTUNITIES**

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	3.2		5	Assist the development of catalytic mixed-use projects with Section 108 and Float loan financing, providing opportunities for business growth and new jobs.	X	X	X	X

## Section 4 – 2011 Annual Allocation Plan

### Section 4 – 2011 Annual Allocation Plan

City of Seattle 2011 Proposed Annual Allocation Plan rev. September 10, 2010

The 2011 Annual Allocation Plan is the proposed one-year spending plan for Consolidated Plan funds for the City's 2011 fiscal year. These allocations are aligned with the strategies and objectives as described in the 2009 – 2012 Consolidated Plan, as amended.

NOTE: The contents of this Plan are not intended to confer any legal rights or entitlements on any persons, groups, or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Annual Allocation Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Plan is subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
		<b>1: Office of Housing</b>						
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs</b>						
		<b>111: Rehabilitation Lending and Investment</b>						
111 010	City of Seattle OH	<b>Housing Technical Assistance - Home Repair and Homebuyer Staffing (CDBG) (Citywide)</b> Support staff and related costs of managing homebuyer assistance programs and homeowner rehabilitation projects, managing rehabilitation, energy conservation, paying contract costs for compliance with lead-based paint, complying with Section 106 Historic Preservation regulations, and processing loans  <i>Performance indicator:</i> Home repair indicator is shown below under Home Repair Program (CDBG PI) and homebuyer assistance indicator is shown below under Homebuyer Programs (HOME and HOME PI) <i>Start date: 1/1/2011 – Completion date: 12/31/2011.</i> <i>HUD Info: 14A/202/LMC/LocGov</i>	\$361,279					\$361,279

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
111 020	City of Seattle OH	<p><b>Home Repair Program (CDBG PI)</b> (Citywide) Accumulated prior years' CDBG program income of \$400,000 will be used to provide home rehabilitation loans for the purpose of improving the health, safety, and energy efficiency of housing for low-income households.</p> <p><i>Performance indicator:</i> 2006 and prior years' CDBG program income, plus 1995 Housing Levy and bond program income, totaling an estimated \$600,000, are expected to fund 30 home repair loans. <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 14A/202/LMC/LocGov</p>	PI \$400,000					\$400,000
		<b>111: Rehabilitation Lending and Investment Subtotal</b>	\$761,279	\$0	\$0	\$0		\$761,279
		<b>112: Homebuyer Assistance</b>						
112 010	City of Seattle OH	<p><b>Homebuyer Programs (CDBG and CDBG PI)</b> (Citywide) CDBG allocation of \$92,712 and CDBG program income estimated at \$300,000 will be used for eligible low-income homebuyer activities.</p> <p><i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME and HOME PI) <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 13/201(n)/LMH/LocGov</p>	\$92,712 PI \$300,000					\$392,712
112 030	City of Seattle OH	<p><b>Homebuyer Programs (HOME and HOME PI)</b> (Citywide) HOME allocation of \$994,239 and HOME program income estimated at \$500,000 will be used for eligible low-income homebuyer activities. Up to 10% of program income may be used for program delivery. A \$1 to \$1 swap of allocation funds for program income may occur between HOME eligible programs in order to meet HUD grant requirements that jurisdictions spend program income before drawing allocation funds.</p> <p><i>Performance indicator:</i> 2011 CDBG &amp; HOME funding, plus Housing Levy funding, totaling an estimated \$2.8 million are expected to help 48 households purchase homes. <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 05R</p>				\$994,239 PI \$500,000		\$1,494,239
		<b>112: Homebuyer Assistance Subtotal</b>	\$392,712	\$0	\$0	\$1,494,239		\$1,886,951
		<b>113: Minor Home Repair</b>						

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
113 010	Senior Services of Seattle & King County	<b>Minor Home Repair (CDBG)</b> (Citywide) CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older.  <i>Performance indicator:</i> 650 housing units repaired <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 14A/202/LMH/SubPriv	\$449,917					\$449,917
		<b>113: Minor Home Repair Subtotal</b>	\$449,917	\$0	\$0	\$0		\$449,917
		<b>114: Homebuyer Education and Counseling</b>						
114 030	tbd	<b>Low-Income Housing Development Services (CDBG) (N/A)</b> CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers.  <i>Performance indicator:</i> 17 homebuyer workshops held; 220 households participate in counseling <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 13/201(n)/LMH/SubPriv	\$216,989					\$216,989
		<b>114: Homebuyer Education and Counseling Subtotal</b>	\$216,989	\$0	\$0	\$0		\$216,989
		<b>11: Homeownership and Homebuyer Programs Subtotal</b>	\$1,820,897	\$0	\$0	\$1,494,239		\$3,315,136
		<b>12: Multifamily Production and Preservation</b>						
		<b>121: Multifamily Lending and Investment</b>						
121 010	City of Seattle OH	<b>Multi-Family Housing Staffing (CDBG)</b> (Citywide) Support staff and related costs of funding acquisition and/or rehabilitation or new construction to provide multi-family rental housing for low-income households. This includes providing technical assistance and reviewing competitive NOFA applications, preparing legal documents, executing real estate closings, coordinating with other funders, processing loan draws, managing budgeting processes, and monitoring and documenting compliance with federal, state, and local requirements (e.g., relocation; construction and labor; lead-based paint regulations; Endangered Species Act, NEPA, and other environmental regulations; IDIS and other reporting, etc.)  <i>Performance indicator:</i> NA <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/011.	\$50,000					\$50,000



Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
		<i>HUD Info: 21A/206/LMH/LocGov</i>						
121 030	City of Seattle OH	<b>Rental Housing Preservation &amp; Production (HOME and HOME PI) (Citywide)</b> HOME allocation of \$2,952,024 and HOME program income estimated at \$500,000 will provide gap financing for acquisition, rehabilitation and/or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME program regulations. Up to 10% of program income may be used for program delivery. A \$1 to \$1 swap of allocation funds for program income may occur between HOME eligible programs in order to meet HUD grant requirements that participating jurisdictions spend program income before allocation funds.  <i>Performance indicator: 2011 HOME and CDBG allocation funding, plus Housing Levy funding, totaling an estimated \$18.7 million, is expected to fund 234 units.</i> <i>Start date: 1/1/2011 – Completion date: 12/31/2011.</i> <i>HUD Info: 14B/202/LMH/LocGov</i>				\$2,952,024 PI \$500,000		\$3,452,024
121 040	City of Seattle OH	<b>Rental Housing Preservation &amp; Production (CDBG and CDBG PI) (Citywide)</b> Provide gap financing for acquisition and/or rehabilitation or new construction for homeless housing and multifamily rental housing with long-term rent and income restrictions, for low-income and homeless households, consistent with CDBG Program regulations. Up to 10% of program income may be used for program delivery.  <i>Performance indicator: Shown above under Rental Housing Preservation &amp; Development (HOME)</i> <i>Start date: 1/1/2011 – Completion date: 12/31/2011.</i> <i>HUD Info: 14B/202/LMH/LocGov</i>	\$1,194,622 PI \$50,000					\$1,244,622
		<b>121: Multifamily Lending and Investment Subtotal</b>	\$1,294,622	\$0	\$0	\$3,452,024		\$4,746,646
		<b>12: Multifamily Production and Preservation Subtotal</b>	\$1,294,622	\$0	\$0	\$3,452,024		\$4,746,646
		<b>13: Program Development</b>						
		<b>133: Program Development</b>						

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
133 010	City of Seattle OH	<b>Program Development Staffing (CDBG) (Citywide)</b> Staff and related costs of creating new housing strategies to ensure sufficient supply of affordable housing for households at a wide range of income levels, including lower-wage workers and homeless families and individuals; developing strategies for neighborhood revitalization without displacing vulnerable populations; identifying strategies to protect families from predatory lending; administering programs such as Multifamily Tax Exemption and TDR/Bonus; leveraging City housing funds; writing and updating the housing element of the Consolidated Plan; preparing reports required for regulatory compliance; and coordinating outreach to stakeholders on potential policy changes and new housing affordability strategies.  <i>Performance indicator: NA</i> <i>Start date: 1/1/2011 – Completion date: 12/31/2011.</i> <i>HUD Info: 20/205/LMH/LocGov</i>	\$46,774					\$46,774
		<b>133: Program Development Subtotal</b>	\$46,774	\$0	\$0	\$0		\$46,774
		<b>13: Program Development Subtotal</b>	\$46,774	\$0	\$0	\$0		\$46,774
		<b>14: Administration &amp; Management</b>						
		<b>142: Management Support Services</b>						
142 010	City of Seattle OH	<b>HOME Administration (HOME) (700 5<sup>th</sup> Avenue, 57<sup>th</sup> Floor)</b> Fund City costs of implementing the HOME program.  <i>Performance indicator: N/A</i> <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i> <i>HUD Info: 21A</i>				\$438,473		\$438,473
		<b>142: Management Support Services Subtotal</b>	\$0	\$0	\$0	\$438,473		\$438,473
		<b>14: Administration &amp; Management Subtotal</b>	\$0	\$0	\$0	\$438,473		\$438,473
		<b>1: Office of Housing Subtotal</b>	\$3,162,293	\$0	\$0	\$5,384,736		\$8,547,029
		<b>2: Human Services Department</b>						
		<b>21: Leadership &amp; Management Services</b>						
		<b>212: Planning</b>						

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
212 010	City of Seattle HSD	<b>Human Services Planning</b> (700 Fifth Avenue, #5800: Citywide) Staff will develop and evaluate City human service strategies, goals, policies, and programs for low- and moderate-income households, including those of people who are homeless or who have special needs. Staff will also be responsible for development of the Consolidated Plan and annual updates and other CDBG-related planning tasks.  <i>Performance indicator: N/A.</i> <i>Start date: 1/1/2011 — Completion date: 12/31/2011.</i> <i>HUD Info: 20/205/LMC/LocGov</i>	\$119,410					\$119,410
		<b>212: Planning Subtotal</b>	\$119,410	\$0	\$0	\$0		\$119,410
		<b>215: Grants &amp; Budget Administration [H55]</b>						
215 010	City of Seattle HSD	<b>Block Grant Administration</b> (Office: 700 Fifth Avenue, #5800) Provide administration and technical assistance to City departments and community-based organizations so they can implement CDBG and other HUD grant funds and programs in an efficient, accountable, and responsive manner. Included is \$234,885 of HSD indirect costs.  <i>Performance indicator: N/A.</i> <i>Start date: 1/1/2011— Completion date: 12/31/2011.</i> <i>HUD Info: 21A/206/LMC/LocGov</i>	\$1,112,461					\$1,112,461
		<b>215: Grants &amp; Budget Administration Subtotal</b>	\$1,112,461	\$0	\$0	\$0		\$1,112,461
		<b>21: Leadership &amp; Corporate Services Subtotal</b>	\$1,231,871	\$0	\$0	\$0		\$1,231,871
		<b>23: Children, Youth, &amp; Family Development</b>						
		<b>231: Youth Development</b>						
232 010	YouthCare	<b>YouthCare- The Shelter</b> (2500 NE 54 <sup>th</sup> Street, Seattle) Provide emergency shelter and support for homeless youth.  <i>Performance Indicator: 60 homeless youth provided with emergency shelter.</i> <i>Start date: 1/1/2011 — Completion date: 12/31/2011.</i> <i>HUD Info: 03T</i>		\$32,053				\$32,053
		<b>231: Youth Development Subtotal</b>		\$32,053	\$0	\$0		\$32,053
		<b>23: Children, Youth, &amp; Family Dev. Subtotal</b>		\$32,053	\$0	\$0		\$32,053

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
		<b>24: Community Services</b>						
		<b>242: Emergency &amp; Transitional Services</b>						
242 010	Catholic Community Services of Western WA	<b>Lazarus Day Center Operations</b> (416 2nd Ave, 98104) Provide hygiene and laundry facilities, light snacks or meals, and information to homeless men and women aged 50 and older.  <i>Performance indicator:</i> 1,600 persons who are homeless. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$75,193					\$75,193
242 030	Low Income Housing Institute	<b>Urban Reststop Essential Services</b> (1922 9 <sup>th</sup> Ave, 98121 ) Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults.  <i>Performance indicator:</i> 3,200 persons who are homeless. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv		\$118,852				\$118,852
242 17	New Beginnings	<b>New Beginnings Shelter For Battered Women</b> (Restricted address) Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence.  <i>Performance indicator:</i> 200 persons at risk of homelessness. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 05G/201(e)/LMC/SubPriv		\$15,668				\$15,668
242 120	YWCA of Seattle- King County	<b>Angeline's Day and Hygiene Center</b> (2024 3 <sup>rd</sup> Avenue 98121) Provide a day center for chronically homeless low-income women. Services include hygiene, laundry, and supportive services.  <i>Performance indicator:</i> 1,250 persons who are homeless. <i>Start date:</i> 1/1/2011— <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$460,222					\$460,222
242 180	City of Seattle HSD	<b>Emergency Shelter Grant Program Administration</b> (Office: 700 5th Avenue Suite 5800) Emergency Shelter Grant Program Administration  <i>Performance indicator:</i> 1 organization. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011. <i>HUD Info:</i> 21A/206/LMC/LocGov		\$26,454				\$26,454

## SEATTLE'S 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2010

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
242 210	Catholic Community Services of Western WA	<b>Aloha Inn</b> (1911 Aurora Avenue N, 98109) Transitional housing and support services for formerly homeless men and women.  <i>Performance Indicator:</i> 44 individuals will remain housed for 6 months <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$165,181					\$165,181
242 220	Catholic Community Services of Western WA	<b>Noel House</b> (2301 Second Avenue, 98121) Emergency shelter and transitional services for homeless women.  <i>Performance Indicator:</i> 48 individuals placed in permanent or long-term transitional housing <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$433,910					\$433,910
242 230	Catholic Community Services of Western WA	<b>St. Martin de Porres</b> (1561 Alaskan Way S, 98134) Emergency shelter and transitional services for homeless individuals  <i>Performance indicator:</i> 30 individuals placed in permanent or long-term transitional housing <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$299,217					\$299,217
242 240	Downtown Emergency Services Center	<b>Main Shelter Program</b> (517 3rd Ave, 98104) Provide emergency shelter and supportive transitional services for homeless adult persons. This activity will receive \$336,055 of 2011 ESG funds and also receive \$28,145 of unallocated 2010 ESG funds.  <i>Performance indicator:</i> 138 individuals placed in permanent or long-term transitional housing <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$805,924	\$336,055 & \$28,145				\$1,141,979
242 250	Family Services	<b>Transitional Assistance</b> Provide transitional assistance to move people from homelessness into housing.  <i>Performance indicator:</i> 125 households placed into shelter, 64 of those exit to permanent or long-term transitional housing <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$266,498					\$266,498

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
242 260	Solid Ground	<b>Broadview Emergency Shelter and Transitional Housing</b> (restricted address) Provide temporary emergency shelter and transitional housing to homeless single women and single women with children. Services include shelter, crisis intervention, counseling, and supportive counseling <b>Emergency-\$232,115; Performance indicator:</b> 53 families placed into shelter, 37 of those exit to permanent or long-term transitional housing <b>Transitional--\$209,072; Performance indicator:</b> 31 families placed into long-term transitional housing, 21 of those exit to permanent housing  <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 03T/201(e)/LMC/SubPriv</i>	\$441,187					\$441,187
242 270	Solid Ground	<b>Family Shelter</b> (Citywide) Provide emergency shelter, counseling and extended stay shelter to homeless families, with support services to help transition out of homelessness  <i>Performance indicator:</i> 56 families placed into enhanced shelter, 37 of those exit to stable housing <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 03T/201(e)/LMC/SubPriv</i>	\$144,895					\$144,895
242 280	YWCA Seattle – King County	<b>Angeline's Enhanced Shelter Program</b> (2024 - 3 <sup>rd</sup> Avenue 98121) Enhanced shelter and supportive services to help transition individuals out of homelessness  <i>Performance indicator:</i> 21 individuals placed in permanent or long-term transitional housing <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 03T/201(e)/LMC/SubPriv</i>	\$96,616					\$96,616
242 290	YWCA Seattle – King County	<b>Downtown Emergency Shelter</b> (1118 5th Avenue, 98101) Provide emergency shelter and counseling services for homeless women and children in crisis.  <i>Performance indicator:</i> 24 individuals or families secure permanent housing. <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 03T/201(e)/LMC/SubPriv</i>	\$214,659					\$214,659

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
242 300	YWCA Seattle – King County	<b>Seattle Emergency Housing (2820 E. Cherry, 98122)</b> Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services.  <i>Performance indicator:</i> 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing <i>Start date:</i> 1/1/2011 – <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$448,200					\$448,200
		<b>242: Emergency &amp; Transitional Services Subtotal</b>	\$3,851,702	\$525,174	\$0	\$0		\$4,376,876
		<b>243: Tenant Stabilization</b>						
243 020	Plymouth Housing Group	<b>Housing Stability Program (Citywide)</b> Eviction Prevention: Agency provides <i>in-house intervention</i> and supportive services to its tenants who are at high risk of eviction.  <i>Performance Indicator:</i> 165 households. <i>Start Date:</i> 1/1/2011 – <i>Completion Date:</i> 12/31/2011 <i>HUD Info:</i> 05/201(e)/LMC/SubPriv	\$121,713					\$121,713
243 040	Compass Center	<b>Housing Stability Program (Citywide)</b> Eviction Prevention: provide intervention and supportive services to maintain the housing of extremely low income formerly homeless tenants who are subject to eviction action or other cause of imminent housing loss.  <i>Performance Indicator:</i> 150 individuals. <i>Start Date:</i> 1/1/2011– <i>Completion Date:</i> 12/31/2011 <i>HUD Info:</i> 05/201(e)/LMC/SubPriv	\$40,346					\$40,346
243 060	tbd	<b>HOPWA Request for Investments (RFI)</b> An RFI process will be used to allocate the 2011 HOPWA funds. The RFI will occur in 2011 with contracts anticipated by early 2012.  <i>HUD Info:</i> 31 HOPWA			\$1,821,710			\$1,821,710
243 070	Catholic Community Services of Western WA	<b>Legal Action Center Homelessness Prevention (Citywide)</b> Provide eviction intervention to assist low-income households who are at risk of becoming homeless  <i>Performance indicator:</i> 140 households at-risk of homelessness receive legal assistance and other support services. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$135,500					\$135,500

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
243 080	International District Housing Alliance	<b>Housing Stabilization &amp; Eviction Prevention Program</b> (Citywide) Provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless.  <i>Performance indicator:</i> 100 households at-risk of homelessness receive rental/legal assistance and other support services. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$119,000					\$119,000
	The Salvation Army	<b>Homelessness Prevention &amp; Housing Stabilization Program</b> (Citywide) Provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless.  <i>Performance indicator:</i> 60 households at-risk of homelessness receive rental/legal assistance and other support services. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$210,000					\$210,000
	Solid Ground	<b>Tenant Counseling &amp; Housing Support Services Program</b> (Citywide) Provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless.  <i>Performance indicator:</i> 260 households at-risk of homelessness receive rental/legal assistance and other support services. <i>Start date:</i> 1/1/2011 — <i>Completion date:</i> 12/31/2011 <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv	\$164,000					\$164,000
		<b>243: Tenant Stabilization Subtotal</b>	\$790,559	\$0	\$1,821,710	\$0		\$2,612,269
		<b>24: Community Services Subtotal</b>	\$4,642,261	\$525,227	\$1,821,710	\$0		\$6,989,145
		<b>2: Human Services Department Subtotal</b>	\$5,874,132	\$557,227	\$1,821,710	\$0		\$8,253,069

		<b>4: Office of Economic Development</b>						
		<b>42: Neighborhood and Community Development</b>						
		<b>421: Community Development</b>						



Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
421 010	Impact Capital, et. al.	<b>Community Development Neighborhood and Business District Revitalization - Projects - (Citywide)</b> The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. (See also Planning: 20)  <i>Performance indicators: Up to eight organizations.            Start date: 1/1/2011 — Completion date: 12/31/2011.            HUD Info: 18B/203/LMA/CBDO</i>	\$143,917					\$143,917
421 020		<b>Community Development –Neighborhood and Business District Revitalization – Planning and Technical Assistance - (Citywide)</b> The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. Technical assistance to support the revitalization strategies will also be coordinated and provided by Impact Capital. (See also Program Delivery: 18B)  <i>Performance indicators: Up to eight organizations.            Start date: 1/1/2011 — Completion date: 12/31/2011.            HUD Info: 20/205/LMA/CBDO</i>	\$522,758					\$522,758
421 045	Tbd	<b>Small Business (Citywide)</b> Small businesses will receive technical assistance and business training to improve their chances of success. There will be a focus on micro-enterprises and businesses serving low-income communities. Contracted organization will assist with the development and capacity building of small businesses through entrepreneur training, counseling and by providing access to credit.  <i>Performance Indicator: 500 businesses assisted            Start date: 1/1/ 2011- Completion date: 12/31/2011            HUD Info: 18c/201(o)/LMJ/Priv</i>	\$92,000					\$92,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	NSP	2011 Total
421 050	Rainier Valley CDF & City of Seattle	<b>Rainier Valley Community Development Fund (L/M)</b>  Provide loans and/or payments to promote business and real estate development and job creation in the Rainier Valley. Business development activities will encourage small business formation, strengthen existing businesses in the Rainier Valley and promote job creation. Real estate development activities will involve both new construction and the rehabilitation of existing building stock for the purpose of stimulating economic activity, increasing the inventory of commercial spaces for Rainier Valley businesses, and promoting affordable housing for Rainier Valley residents.  <i>Performance Indicator:</i> <i>CDP: 5 loans approved</i> <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 18A/204/LMJ or LMA/CBDO</i>	\$4,230,000					\$4,230,000
		<b>421: Community Development Subtotal</b>	\$4,988,675	\$0	\$0	\$0		\$4,988,675
422 010	National Development Council	<b>422: Community Development Loans</b>  <b>National Development Council Float Loan Origination (N/A)</b> Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers  <i>Performance indicator: 1 loan</i> <i>Start date: 1/1/2011 – Completion date: 12/31/2011</i> <i>HUD Info: 18A/203/LMJ/Priv</i>	\$15,000					\$15,000
		<b>422: Community Development Loans Subtotal</b>	\$15,000					\$15,000
		<b>42: Neighborhood and Community Development Subtotal</b>	\$5,003,675					\$5,003,675
		<b>4: Office of Economic Development Subtotal</b>	\$5,003,675					\$5,003,675
		<b>FUND TOTALS</b>	\$14,040,100	\$557,227	\$1,821,710	\$5,384,736		\$21,803,773

Note: “HUD Info” refers to the following: IDIS Matrix Code / 24 CFR 570 section citation for eligibility (CDBG only) / national objective category (CDBG only) / type of recipient (CDBG only).

## Section 5 – Policy Revisions

### 5. A. Allocation Guidelines

#### HOME Program Allocation Guidelines

The first paragraph of the HOME Program allocation guidelines, found in Section 4.3.1 of the 2009 – 2012 Consolidated Plan for Housing and Community Development, is revised as follows. The changes are shown as ~~deletions~~ and additions.

The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Federal rules allow participating jurisdictions to choose among a broad range of eligible activities using HOME funds. In Seattle, we will use HOME funds for the following eligible activities: provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; pay for other reasonable and necessary expenses related to the development of affordable housing, including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses; ~~and to provide for tenant-based rental assistance contracts.~~

#### HOPWA Allocation Guidelines

The following marked changes are made to the following paragraphs in the HOPWA Allocation Guidelines, found in section 4.3.1 of the 2009 - 2012 Consolidated Plan for Housing and Community Development.

HOPWA funds are allocated for the purpose of supporting persons with HIV and AIDS and their family members ~~in individual living situations~~. HOPWA activities include tenant-based rental assistance, project based rental assistance and facility operating costs, housing stability, search and placement services, and supportive services that promote housing stability and prevent homelessness. HOPWA funding is awarded to nonprofit agencies through competitive, open processes.

Investment priorities are developed based on discussions among HIV Housing Committee members, key stakeholders, and review of current housing continuum needs. In 2010, the HIV Housing Committee and HSD are assessing current housing needs of persons living with HIV/AIDS. Data and information from service providers will inform plans for HOPWA investments in 2012.

HSD investments focus on programs that: provide or increase housing access for persons with multiple barriers to housing; and effectively and efficiently provide program services that are part of coordinated system(s) or assessment, referral, placement and support.

~~Household eligibility guidelines for HOPWA-funded housing and services include: medical diagnosis of HIV positive status, or HIV/AIDS or AIDS, or disabled by AIDS; and household income not to exceed 50% of area median income.~~ Household eligibility guidelines for HOPWA-funded housing and services include: medical diagnosis of Human Immunodeficiency Virus (HIV) disease or an Acquired Immunodeficiency Syndrome (AIDS); and household income not to exceed 50% of area median income.

## 5. B. Housing Policies

This section amends Section 7.1.3 Housing Policies of the 2009-2012 Consolidated Plan as amended, including, most recently, as amended by Ordinance 123358. The amendments made by this section are shown by underlining and strikeout.

These ~~The~~ Consolidated Plan housing policies ~~in this Appendix C~~ pertain to all capital funds administered by the Seattle Office of Housing (OH) unless otherwise noted. Policies for rental assistance funds administered by the Seattle Human Services Department (HSD) are also included. Please refer to the currently applicable City of Seattle Housing Levy Administrative & Financial Plan for additional policies governing the use of funds derived from current and prior housing levies, and in some cases governing other funds.

In this Housing Policies section of the Consolidated Plan only, the definitions for extremely low-income, very low-income, low-income, and median income as adopted in the current 2009 Housing Levy Administrative and Financial Plan shall apply:

- “Extremely low-income” means incomes not exceeding the Section 8 Program 2010 30% of median limits published by HUD for the Seattle-Bellevue HMFA, adjusted for household size.
- “Very low-income” means incomes not exceeding the Section 8 Program 2010 very low-income limits published by HUD for the Seattle-Bellevue HMFA, adjusted for household size.
- “Low-income” means incomes not exceeding the Section 8 Program 2010 low-income limits published by HUD for the Seattle-Bellevue HMFA, adjusted for household size.
- “Median income” means annual family income for the Seattle-Bellevue, WA HUD Metro FMR Area, as published from time to time by the U.S. Department of Housing and Urban Development (HUD), with adjustments according to household size in a manner determined by the Director, which adjustments shall be based upon a method used by HUD to adjust income limits in subsidized housing, and which adjustments for purposes of determining affordability of rents or sale prices shall be based on the average size of household considered to correspond to the size of the housing unit (one (1) person for studio units and one and a half (1.5) persons per bedroom for other units.)

### RENTAL HOUSING PROGRAM POLICIES

The following ~~program~~ policies apply to any rental housing funded by OH, the Rental Housing Program as a whole, with the exception of housing funded by Bonus Program contributions by commercial and residential developers, unless otherwise indicated as

specific to federal HOME and CDBG funds or other City-administered rental housing funds.

### **Rental Housing Program Objectives**

The following objectives will guide the ~~Rental H~~ousing funding decisions~~Program~~:

- Provide a mix of affordable rental housing promoting housing opportunity and choice throughout the City.
- Working collaboratively with other funders of affordable rental housing, ensure that the greatest number of quality affordable housing units are preserved or produced in each funding ~~round~~round.
- Contribute to countywide efforts to end homelessness by providing housing that serves individuals and families who are homeless or at risk of homelessness.
- Promote cost-effective sustainable design, construction, rehabilitation, and operations of affordable housing.
- Promote preservation of affordable housing, and prevent displacement of low-income residents, through purchase and rehabilitation of existing housing.
- Contribute to the revitalization of low-income communities through development and preservation of affordable housing, including mixed-income housing and housing opportunities for existing low-income residents at risk of being displaced by redevelopment and rising housing costs.
- Contribute to the development of sustainable, walkable neighborhoods, particularly near high-capacity transit, giving low-income residents access to transportation, services and economic opportunity.

### **Rental Housing Program Priorities for 2010-2011**

Rental ~~H~~ousing ~~P~~rogram funds are intended to serve vulnerable people in our community, including seniors and people with disabilities, families and individuals who are either experiencing homelessness or who are at risk of homelessness, and people who earn low wages and have difficulty finding housing they can afford. ~~In Seattle, 18% of all renter households—approximately 21,400 individuals and families—are severely cost burdened, paying more than half of their income for housing. Nearly all of these households have low incomes; over 60% have incomes at or below 30% of median income.~~

~~Over the next two years, the current economic downturn will make it especially challenging to provide housing for these vulnerable groups. To meet production goals, projects must leverage other public and private fund sources: capital funding for housing development and, for homeless and special needs housing, ongoing funding for building operations and supportive services. In the next two years capital funding leveraging is expected to be quite constrained. The State Housing Trust Fund is expected to have limited or no funding available in 2010, and equity pricing for low-income housing tax credits is significantly lower than it was just two years ago. Operating and service funding is limited due to reduced revenues from document recording fees and sales tax, and the expiring King County Veterans and Human Services Levy. At the same time, construction costs are significantly lower than they have been in recent years; sales prices of existing developments may continue to decline; and new federal resources may be available. The National Housing Trust Fund might provide federal capital funding for~~

~~low-income housing for the first time in many years. Federal funding for the Choice Neighborhoods and Sustainable Communities will encourage local communities to connect housing investments with schools, transportation, and other investments to address broad community needs.~~

~~Over the next two years~~ In 2011, OH funding decisions for the Rental Housing Program ~~rental housing~~ will emphasize housing development that optimizes leveraging of other public and private investment. Leverage includes capital funding for housing development, and operating and supportive services funding for residents with special needs. Geographic dispersion of very-low income housing throughout the city is encouraged. Mixed-income housing (~~projects housing serving low-income~~ households with incomes ~~from above 50% to 80%~~ of median income) is encouraged in underdeveloped areas in the city where higher percentages of low-income residents or housing exist. In addition, OH will emphasize housing that addresses the following overarching goals:

- Contributes to City efforts to create sustainable transit-oriented communities: create or preserve affordable housing opportunities in areas with high capacity transit stations or high frequency transit service where the City is making transportation, infrastructure and other investments and, if available, other housing subsidies for transit-oriented communities can be secured. Maps showing these areas will be available at the Office of Housing and will be published in NOFA documents.
- Contributes to City and countywide efforts to end homelessness: preservation or new construction of housing serving individuals and families who are homeless or at risk of homelessness.

The following are funding priorities for specific populations to be served in rental housing:

***Housing for homeless families, individuals and youth, including chronically homeless individuals with disabling conditions.***

Housing for the homeless continues to be a critical need in Seattle. Nearly 2,000 people are homeless on the streets in Seattle on any one night and many more in shelters and transitional housing; and Seattle Schools report about 900 homeless students over the school year. A range of housing, combined with supportive services, is needed to assist families, individuals and youth regain housing stability and work toward self-sufficiency. The Office of Housing works closely with other funders to maximize services and operating funding dedicated to housing for the homeless. Funding coordination is especially important for permanent supportive housing. A “Housing First” model has demonstrated success in Seattle and nationally. These programs provide housing and intensive services for people with disabilities who have long or repeated histories of homelessness, and for people who are high utilizers of public health and justice systems. Housing First also saves significant public costs such as for emergency services. Projects using this model will be prioritized so that those most in need are served and system-wide cost savings can be achieved. In addition, projects that use cost effective measures to

create housing for homeless families, individuals and youth, including but not limited to single room occupancy units, and acquisition and moderate rehabilitation of existing housing, are encouraged.

Proposed projects serving homeless populations will be prioritized if they demonstrate a high likelihood of securing funds to provide appropriate levels of supportive services to help residents gain housing stability. Projects that will serve homeless families must be aligned with local planning and funding initiatives for ending family homelessness. Projects that will serve chronically homeless populations must demonstrate a high likelihood of securing funds to provide intensive services, including behavioral health, health care, and chemical dependency services; project sponsors will be required to participate in the emerging client care coordination system.

***Housing for seniors and people with disabilities.***

Many seniors and people with disabilities live on limited fixed incomes, and struggle to afford housing while paying for food, health care and other expenses. Seattle renters over age 62 are more likely to be severely cost burdened; over 27% of these households pay more than half their income for housing. People receiving social security disability typically have incomes as low as 17% of median income, so they cannot maintain stable housing without an affordable place to live.

Proposed projects serving these seniors and people with disabilities will be prioritized if they demonstrate high likelihood of obtaining appropriate levels of operating and services funding for the intended residents and/or preserve existing housing subsidies and prevent displacement of low-income residents.

***Housing for low-wage working families and individuals.***

Extremely low-income families and individuals—~~with incomes at or below 30% of median income~~—are the most likely to be severely cost burdened renters in Seattle. These households have incomes below \$17,700 for an individual or \$22,750 for a family of three. They may be working a minimum wage job, or working part-time or intermittently. They are at high risk for homelessness if a child's illness forces a parent to miss work or an unexpected expense results in a missed rent payment.

In addition, the people who provide everyday services to residents and visitors in Seattle often struggle to pay market rents. People working in food service, hotel housekeeping, and retail sales typically earn \$14 per hour. Office administrative staff, teacher's aides, and medical assistants may earn \$17 per hour. Even in today's housing market, an income of \$20 per hour is needed to afford the average one-bedroom apartment.

Proposed projects serving these populations will be prioritized if they are located near transportation and local services and amenities, giving low-wage workers the option to forgo a car. In particular, locations near high-capacity transit stations or high frequency transit service, and projects that preserve affordable housing in locations where rents are rising will be prioritized. A mix of unit sizes to accommodate families is preferred in new construction projects.



### **Affordability Policies for Federal HOME and CDBG funds**

The policies described in this section apply only to HOME and CDBG funds appropriated for use in 2010-2011:

- At least 50% of rental program funds shall be used for units with affordable rents for extremely low-income households (~~generally, incomes up to 30% of median income~~);
- Remaining rental program funds may be used for units with affordable rents for very low-income households (~~generally, incomes up to 50% of median income~~).

For the purposes of the Housing Policies section of the Consolidated Plan “affordable rent” for low-income households means annual rent not exceeding 30% of the income limits for low-income households; “affordable rent” for very low-income households means an annual rent not exceeding 30% of the limits for very low-income households; and “affordable rent” for extremely low-income households means an annual rent not exceeding 30% of the limits for extremely low-income households. For the purposes of determining whether a unit bears affordable rent, the term “rent” includes the rent paid by the tenant plus an allowance for utilities paid by the tenant.

Except as provide in the current 2009 Housing Levy Administrative & Financial Plan, program funds are to be used only for units that are occupied or will be initially occupied by eligible households at affordable rents for the respective income categories.

~~, with the following exceptions:~~

- ~~○ Funds may be used to produce or preserve units with affordable rents for households with incomes above 50% of median income up to a maximum of 80% of median income in the Central Area, Rainier Valley/Beacon Hill, Delridge/Westwood, South Park, Pioneer Square, and International District neighborhoods;~~
- ~~○ Funds may be used to produce or preserve units with affordable rents for households with incomes above 50% of median income up to a maximum of 80% of median income within half a mile of a light rail or bus rapid transit station located outside of the Downtown Urban Center.~~

### **General Program Policies**

~~Rental Housing Program projects must also comply with applicable policies stated in the City’s current 2009 Housing Levy Administrative & Financial Plan.~~

### **Rent Standards and Eligible Households**

~~Except as provided below in this section, program funds are to be used only for units that are occupied or will be initially occupied by eligible households at affordable rents for the respective income categories.~~

~~For the purposes of the Consolidated Plan “affordable rent” for low income households means annual rent not exceeding 30% of 80% of median income; affordable rent for very low income households means an annual rent not exceeding 30% of 50% of median income; and affordable rent for extremely low income households means an annual rent not exceeding 30% of 30% of~~

~~median income. For the purposes of determining whether a unit bears affordable rent, the term “rent” includes the rent paid by the tenant plus an allowance for utilities paid by the tenant. Tenant households with income above the applicable eligibility levels are called “over income households.” Funds may be used to acquire or rehabilitate an existing, occupied project and subsidize some units affordable to low income households, but occupied by over income households with incomes up to 80% of median income. Such funds will be considered to have been used for housing affordable to extremely low income households or very low income households, respectively, to the extent the units are required to be occupied solely by and affordable to, such households within 2 years of the date of the loan agreement. In such case, the initial regulatory term will be established for a 52 year period. By the end of the initial 2 year period after the date of the loan agreement, over income households need to be relocated or the Borrower will be in default.~~

~~City funding is not available for units that are occupied at the time of funding by over income tenants with household income greater than 80% of median income. The City may require as a funding condition that units occupied by such households, although not City funded, become rent regulated under a City regulatory agreement when occupancy changes.~~

### **Development Project Siting Policy**

Unless the Director waives the siting policy as stated below, OH will not fund, or certify as consistent with this Consolidated Plan, a project if the proposed number of subsidized rental housing units for extremely low-income households would exceed the capacity for additional subsidized rental housing units for extremely low-income households in the Census block group where the proposed project is located.

Capacity for additional subsidized rental housing units for extremely low-income households is defined as:

- The total number of housing units in the Census block group according to the latest information as updated annually by the Department of Planning and Development (DPD), multiplied by 20%;
- Less the number of existing subsidized rental housing units for extremely low-income households in the Census block group according to the latest report available from OH (OH's inventory of subsidized rental housing in Seattle includes projects with capital subsidies from public agencies; i.e. City-funded projects as well as non-City funded projects as reported periodically by county, state and federal agencies).

The siting policy does not apply to projects located within the Downtown Urban Center and within the South Lake Union and Uptown Urban Centers north to include the north side of Mercer Street because of their special nature as high priority areas for affordable housing investment.

The OH Director may grant a waiver of the siting policy if one or more of the following criteria are met:

- The proposed project is a neighborhood-supported project. To be considered a neighborhood-supported project, OH must determine that the proposed project is supported by a reasonable number of immediate neighbors and/or affected

neighborhood organizations. Such determination will be based on review of results of the community notification process as described in the Neighborhood Notification and Community Relations Policy section (see below) including notification of immediate neighbors, consultation with established community groups, public meetings, and/or other means of community notification as OH deems appropriate. In accordance with national, state and local fair housing laws, OH disregards, in evaluating neighborhood support for the project, any opposition that appears to be based on characteristics of future residents of a project if discrimination based on such characteristics is prohibited.

- Additional market-rate housing development is planned in the Census block group, and OH determines that the proposed project would not result in more than 20% of total housing units in the block group being subsidized rental housing for extremely low-income households, based on an adjusted estimate of total housing units that includes units for which building permits have been issued (based on the Department of Planning & Development's latest annual report of building permit data) or other such documentation as deemed appropriate by OH.
- OH determines that natural or manmade barriers (e.g. a bluff, waterway, or freeway) physically separate the proposed project from existing concentrations of subsidized rental housing for extremely low-income households.

The Analysis of Impediments to Fair Housing prepared for the City of Seattle, which is available on OH's Consolidated Plan webpage, includes a thorough overview of federal, state and local fair housing law. OH's Siting Policy is a tool for addressing barriers to fair housing. One goal is to ensure that housing for Seattle's lowest-income and most vulnerable populations is available throughout the City, including in our most amenity-rich neighborhoods in terms of transit, schools, parks and retail.

In accordance with the Fair Housing Act, Title 42, Chapter 45, Subchapter I, Section 3604, the OH Director may make reasonable accommodations specific to the Siting Policy when such accommodations may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling.

### **Affirmative Marketing**

Borrowers are required to affirmatively market vacant units. Borrowers must use marketing methods designed to reach persons from all segments of the community, including minorities, persons of color and persons with disabilities. In addition, owners are strongly encouraged to inform providers of emergency shelters and transitional housing about their projects and to promote access to households ready to move into permanent housing. Owners will be required to maintain records of their affirmative marketing efforts and to report annually to OH on those efforts. Borrowers of funding for transitional housing will be required to develop processes to assure that homeless individuals or families coming out of emergency shelters have equal access to transitional housing projects as people coming from other places.

### Housing and Job Training Linkages

Some tenants residing in subsidized housing units are employed yet remain underemployed due to the lack of training opportunities and/or information on how to obtain additional training or education and certification which can help such individuals improve or stabilize their economic situation.

The City of Seattle, Washington State Housing Finance Commission, Seattle King County Workforce Development Council, Seattle Community Colleges, and the Affordable Housing Management Association of Washington are beginning the process of creating and implementing strategies designed to link low income tenants residing in subsidized housing to a range of job training and education programs.

Owners of housing projects receiving City of Seattle capital or operating funding should endeavor to implement the strategies developed by the above entities in order to ~~assist~~ help the tenants in their buildings to obtain the training or education needed ~~they need~~ to improve ~~the~~ their overall economic well being ~~of these individuals~~.

### RENTAL ASSISTANCE POLICIES

The City invests federal and local resources in rental assistance programs that enable low-income individuals and families to achieve housing stability. Seattle's rental assistance policies are guided by the key goals of the regional Ten-Year Plan to End Homelessness ~~key strategies~~: prevent homelessness and move homeless people rapidly into housing.

The high cost of housing in Seattle poses a significant challenge for many people. The three primary factors that demonstrate the need for tenant-based rental assistance funds are:

- The number of individuals who are homeless;
- The extent to which gross housing costs exceed 30% of gross household income (referred to as “cost burden”); and
- The number of households on the Seattle Housing Authority's waiting list for subsidized housing.

~~The City certifies that rental~~ Rental assistance is an essential element of Seattle's ~~Consolidated Plan given the priority~~ efforts to secure affordable rental housing ~~to~~ for very low-income households most in need.

In ~~2010~~ 2011, the City's rental assistance programs will be supported by Seattle General Fund, Community Development Block Grant, and federal Recovery Act Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding. The rental assistance programs will be guided by applicable local and federal regulations. HPRP funding guidelines are outlined in the Notice of Allocations, Application Procedures, and Requirements for Homelessness Prevention and Rapid Re-Housing Program Grantees under the American Recovery and Reinvestment Act of 2009 [Docket No. FR-5307-N-01]. HPRP funding may be used for specific housing-related activities, including rental

assistance, rent arrears, security and utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

Rental assistance is a subsidy paid to a landlord on behalf of a tenant for a portion of the tenant's rent. Generally, the tenant pays a portion of their monthly income toward rent and utilities, and the subsidy provider pays the remainder up to a reasonable amount. Rental subsidies and housing-related financial assistance are provided by nonprofit organizations under contract with the City. Subsidies are often combined with case management and other supportive services to help the tenant ~~remain stable~~ achieve housing stability.

Individuals or households receiving rental assistance must meet minimum eligibility requirements, including ~~having a being very low-income household income at or below 50% of median income~~ and either at-risk of homelessness or currently homeless.

## **HOME & CDBG PROGRAM HOMEOWNERSHIP POLICIES**

~~All of the~~The policies that follow apply to HOME funds awarded by OH for homeownership purposes. The Eligible Use of Funds, Homebuyer Eligibility, and Funding Guidelines policies also apply to CDBG funds awarded for homeownership purposes. The policies do not apply to any other funds for ownership housing unless so provided in the relevant policy document for those funds. The policies do not apply to CDBG or Housing Levy funds. Policies for use of Levy homeownership funds are provided in the currently applicable 2009 Housing Levy Administrative & Financial Plan.

### **Eligible Use of Funds**

- HOME and CDBG funds may be used only for (1) subordinate mortgages to assist eligible buyers; (2) site acquisition and/or development costs for a home or homes to be sold to eligible buyers; or (3) loans to nonprofit entities to assist eligible homebuyers to purchase resale-restricted homes.
- OH may provide up to \$1,000 of HOME and CDBG funds to non-profit homeownership organizations at the time of loan closing to help pay for counseling services provided by such organizations in connection with each home to be sold to an eligible buyer household. However, the \$1,000 for counseling services must be authorized in the contracts between organizations awarded homeownership funding and OH, and may not be included as part of homebuyer assistance loans to homebuyers.
- The value of the home must not exceed 95% of the median purchase price in Seattle, as published by HUD, or as determined locally through market analysis in accordance with HUD HOME Program requirements, or as allowed by any HUD exception or policy revision.
- Eligible homebuyers, as defined in the “Homebuyer Eligibility” subsection below, ~~households~~ must purchase a home in Seattle and use it as their principal residence. Purchases of investment properties are not allowed under this program. All types of for-sale units are eligible, including single-family residences, condominium units, limited equity cooperatives, co-housing, land trusts, and homes on leased

land. Homes with an accessory dwelling unit (ADU) are eligible, provided that the buyer will be an owner-occupant of the home and ADU tenants and rents meet household income limits and affordability requirements, per HOME regulations. A lease-to-own contract or long-term lease may be considered a purchase.

### Homebuyer Eligibility

“Eligible homebuyer” means a ~~Buyers benefited by the program must be low income, first-time homebuyers. First-time homebuyer that does not include any person who has is defined as any individual and his or her spouse who have not owned any interest in a home during residence within the 3-year period immediately preceding the home purchase for which assistance under the City program is provided, unless that person is unemployed or underemployed and, during at least 2 of the 3 year period preceding the determination of eligibility, worked primarily without remuneration to care for a home and members of a household. prior to the individual’s purchase of the home.~~ “Low-income homebuyer” means one or more individuals who are purchasing a home for the sole purpose of occupancy as a principal residence by a low-income household that will include that individual or individuals. ~~The term first-time homebuyer also includes an individual who is a displaced homemaker or single parent, as defined in 24 CFR Part 92 HOME Investment Partnership Program, Section 92.2 Definitions, as follows:~~

~~Displaced homemaker means an individual who:~~

- ~~(1) is an adult;~~
- ~~(2) has not worked full time full year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family; and~~
- ~~(3) is unemployed or underemployed and is experiencing difficulty in obtaining or upgrading employment.~~

~~Single parent means an individual who:~~

- ~~(1) is unmarried or legally separated from a spouse; and~~
- ~~(2) has one or more minor children of whom the individual has custody or joint custody, or is pregnant.~~

~~OH may narrow the definition of “first-time homebuyers” in order to ensure equitable treatment between married and non-married persons. OH also may, for the same purpose, expand the “single parent” eligibility category.~~

- ~~• Eligible buyer households must successfully complete a pre-purchase homebuyer education program approved by OH.~~
- ~~• Borrowers must be able to financially qualify for a first mortgage approved by OH.~~

In programs administered directly by the City, qualifying income will be defined using the IRS definition of adjusted gross income for reporting on IRS Form 1040, subject to any adjustments or exclusions required by federal law or regulations.



## Funding Guidelines

HOME and CDBG funds for homebuyer assistance loans to eligible buyer households are subject to the following conditions:

- Homebuyer assistance will be limited to the amount needed for each buyer household, providing gap financing to enable low-income households unable to qualify for sufficient private financing to purchase a home.
- In order that single-source downpayment assistance may be provided for the convenience of borrowers, in lieu of loans from HOME, CDBG, Levy or other City funds and non-City sources to the same borrower, OH may allow a higher amount of City-funded homebuyer assistance, not to exceed \$70,000, for a borrower that receives assistance made as part of a project or lending program for which a developer or nonprofit lending agency has obtained commitments of non-City homebuyer subsidy funds, but only if all of the following conditions are satisfied:
  - (1) Non-City subsidy funds provided to such project or program must be used for deferred downpayment assistance loans or other assistance that increases the ability of low-income households to purchase a home.
  - (2) The average amount of City-administered homebuyer assistance for all eligible households benefited by the program, including buyers who do not receive any City-administered funds, may not exceed ~~\$45,000~~\$55,000. Loans will generally be 30-year deferred loans. Loans may include provisions for payment of a share of appreciation. Any share of appreciation payable may be reduced and/or eliminated over time. Loan repayment terms shall specify the interest rate, which generally shall not exceed 3% simple interest; loan term; period of payment deferral; and any contingent interest or share of appreciation.
- Loans using the recapture option will be structured with repayment obligations, using a promissory note and deed of trust approved by OH.
- Borrowers must provide a minimum of \$2,500 or 1% of the purchase price, whichever is greater, of their own funds toward the home purchase as a condition to any homebuyer assistance loan. Homebuyers may receive gifts of funds towards their portion of the downpayment; however, gifts must not exceed 25% of the borrower's total downpayment requirement. Borrowers with incomes 60% of median income or less may provide a lower contribution as follows: (1) for eligible buyers participating in an OH-approved nonprofit-sponsored sweat equity housing program that requires significant participation by the homebuyer, the homebuyer's contribution of volunteer time may be accepted in lieu of the minimum cash contribution; and (2) for eligible buyers who have a long-term disability and whose household income includes Supplemental Security Income or similar public income support, gifts may constitute up to 75% of the homebuyer's total downpayment requirement.
- The terms of each homebuyer assistance loan, except those on resale restricted properties, shall provide that the entire principal balance is due upon sale or refinancing of the home, at the lender's option, to the extent permitted by applicable law. However, OH may permit assumption of the loan by another eligible borrower in lieu of repayment.

- Eligible buyers purchasing non-resale restricted homes may receive homebuyer assistance up to a maximum of \$45,000 per assisted household, including both Levy funds and other City-administered funds, unless the maximum is increased in accordance with provisions below. The \$45,000 cap includes any fees paid to non-profit homeownership organizations for counseling services. Homebuyer assistance loans include loans to homebuyers and loans to developers or prior owners assumed by, or otherwise passed through to, homebuyers. Homebuyers purchasing properties subject to resale restrictions may receive additional homebuyer assistance up to a maximum of \$5,000 per assisted household, including levy funds and other City-administered funds. To be eligible for additional assistance, the resale of the home must be restricted to low-income first-time homebuyers for a period of at least 50 years and the resale price must be affordable to another low-income buyer. Resale restrictions must be in the form of a ground lease, covenant, or other recorded document approved by OH. An additional \$10,000 in subsidy may be provided to homebuyers with incomes below 60% of median income if increases in interest rates or sales prices, or lack of other homebuyer subsidies, create difficulty in qualifying households. The maximum loan amount for any homebuyer is \$55,000, except as expressly provided above in this Section. Council approval is required if the OH Director wants to increase the maximum loan amount to more than \$55,000.
- Homebuyer assistance loans may be used for downpayment, closing costs, and/or first mortgage loan interest rate write down, as approved by OH.
- City-funded assistance for any home improvements, if committed or provided in connection with a home purchase, is considered to be assistance for the purchase and, together with the homebuyer assistance, cannot exceed the applicable funding limit except in the case of assistance provided to a nonprofit developer for home purchase or land purchase and/or improvement costs associated with an OH-approved land trust project, for which the combined homebuyer assistance and home improvement assistance may total up to \$65,000, provided that the homebuyer assistance does not exceed \$45,000.
- Borrowers may use any first mortgage product approved by OH, including FHA and Fannie Mae products, and portfolio loans. FHA 203(k) purchase-rehabilitation loans are also eligible, provided the rehabilitation amount exceeds \$5,000.

### Recapture and Resale Guidelines

- In conformity with HUD rules, OH will impose either resale or recapture requirements, at its option, when HOME or CDBG funds are used. The recapture or resale options may be managed by the City, a subrecipient, or other contracting party at OH's option. The recapture or resale options cannot be used together in the same loan, except that OH may recapture funds loaned to a land trust in case of a transfer of a home contrary to resale restrictions.
- For HOME or CDBG funds that are allocated for eligible development costs and programs operated by nonprofit housing agencies, the resale option may be used. In such cases, the agreement with the developer or nonprofit housing agency will provide for long-term affordability of the housing. Requirements include:



- The initial sale and any resale of subsidized units during the applicable affordability period must be made to low-income households.
- The resale price during the applicable affordability period is limited to maintain an affordable purchase price for subsequent low-income homebuyers. The resale formula must also provide for a fair return to the seller. The resale price and return formula must be approved in advance by OH.
- New purchaser income and resale price are restricted during the affordability period via a recorded deed restriction or land covenant, or there is a purchase option or right of first refusal in favor of the City or a City-approved entity at a restricted price, or both methods are used.
- For HOME and CDBG funds allocated to lending programs, the recapture option may be used. The City or a City-approved entity will have the right to require full repayment of the HOME or CDBG subsidy when resale occurs, regardless of the applicable affordability period, to the full extent permitted by law.

### Subordination Policy

Many program borrowers refinance their homes or borrow against the value of their homes, and request that their homebuyer assistance loan's lien position be subordinated to another loan. In some cases agreeing to these subordination requests could greatly increase the risk that taxpayer funds may not be paid back. The current policy of OH is that subordination requests will be evaluated by the Homeownership Program Manager and will generally follow the following conditions:

- The total proposed loan to value ratio does not exceed 90% of the appraised or assessed value, whichever is less. The new loan does not have a balloon payment before the homebuyer assistance loan maturity date and is not an interest only loan.
- The homeowner needs to refinance only the existing first mortgage indebtedness against the property to take advantage of better rates, terms, and payments, and is not incurring additional indebtedness against the property, except for one or more of the following:
  - Refinancing fees;
  - Payments needed in order to save the house from a foreclosure;
  - Costs of an urgent health and safety repair;
  - Medical, funeral, or other emergency expenses of the homeowner or immediate family that are determined to be allowable by the Homeownership Program Manager.

### Targeted Outreach

~~The City will work with the Seattle Housing Authority (SHA), the Washington State Housing Finance Commission (WSHFC), and local lenders to target outreach to underserved communities.~~

### Homebuyer Education and Counseling

~~All homebuyers using City downpayment assistance funds are required to attend homebuyer education. A portion of available federal funds are awarded by OH for delivery of homebuyer education and counseling programs.~~

~~In addition, the Seattle Housing Authority (SHA) has up to \$15,000 through its DPA Program available for eligible Public Housing and Housing Choice Voucher residents who are interested in purchasing a home. SHA staff screen and determine the suitability of residents and tenants of public housing for participation in homebuyer programs. In order to administer and distribute the down payment assistance, SHA developed partnerships with several local, culturally specific non-profit housing counseling agencies such as the Urban League, El Centro de la Raza and the International District Housing Alliance. The role of these counseling agencies is to screen residents for eligibility and provide ethnically diverse homebuyer outreach, referral, education and counseling. They also recruit for and provide homebuyer education workshops, work with residents on credit issues, pre-qualify and connect them with lending programs and assist with housing search and other supportive services. When residents have been determined eligible by one of the housing counseling agencies for SHA's Down Payment Assistance Program, SHA staff review the application to ensure that residents meet the guidelines and are protected from predatory lending practices. If approved, up to \$15,000 is provided to residents during closing.~~

## **GENERAL POLICIES FOR CAPITAL FUNDING**

The following policies apply to all OH-funded affordable rental and homeownership housing capital projects.

### **Bridge Loan Policy**

The Office of Housing may make bridge loans to assist in development of low-income rental or ownership housing. Bridge loans are intended to provide short-term funding, up to two years, to permit low-income housing development activities to proceed in advance of the availability of permanent project funding. Bridge loans must be used for site acquisition, which includes the acquisition of interests in land or in improvements to land, or both.

The Office of Housing will issue a Notice of Funds Available (NOFA) for Bridge Loans and may accept applications on a rolling basis. The NOFA will provide specific application requirements, which will be similar to those of the Rental Housing and Homebuyer programs. To be eligible for a bridge loan, the borrower must have successfully developed and operated at least three affordable housing projects, be in good standing on any Office of Housing loans, and have demonstrated capacity to secure permanent financing for the proposed project within two years. The interest rate on bridge loans shall be no less than 3% simple interest. Accrued interest shall be paid in full when the loan is repaid.

### **Neighborhood Notification and Community Relations Policy**

Prior to application for OH funding (permanent or bridge) for production or preservation of affordable rental housing or development of housing for low-income homebuyers, applicants are required to prepare and begin implementing a community relations plan, including neighborhood notification activities. The community relations plan is needed

whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful notification effort leads to open, ongoing communication between developers and neighbors. This requires cooperation by developers, the City, and neighborhood residents. A positive, open relationship between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of ironing out differences. While not meant to be a definitive process for each proposal and neighborhood, the steps outlined below provide a comprehensive notification process.

It is the policy of the City of Seattle that OH funding of affordable housing not be refused solely on the basis of concerns expressed by neighbors; the City supports and is committed to promoting diversity in Seattle neighborhoods. Consistent with local, State and Federal law, ~~a housing project should~~ may not be excluded from a neighborhood ~~solely~~ based on any of the following characteristics of the persons who will live there: age, ancestry, color, creed, disability, gender identity, marital status, military status or veteran, national origin, parental status, political ideology, race, religion, gender sex, sexual orientation, possession or use of a Section 8 vouchereertificate, or use of a guide ~~or service animal by a person with a disability~~.

The City supports affordable housing projects that will preserve and enhance the strengths of Seattle's neighborhoods. Housing developers and neighbors should keep OH informed of any issues or concerns throughout the community notification process and operation of the project.

#### **Guidelines for affordable housing developers**

This policy section is intended to provide guidance to developers, acknowledging that neighborhood notification efforts and appropriate community relations plans may vary.

(1) Prior to releasing purchase and sale agreement contingencies:

- Consult with OH. OH will help identify developers of other affordable housing in the neighborhood(s) being considered and suggest neighborhood organizations to contact.
- Contact other affordable housing owners to learn about a neighborhood's historical and current housing- and development-related concerns.

(2) Prior to submitting an application for City Consolidated Plan consistency certification:

- Notify neighbors within at least 500 feet of the site using a written notice, letter or flyer. Consider including basic information about the developer agency, proposed project, estimated schedule, contact person, and neighborhood organizations that have also been notified about the project in the written communication.
- Contact neighborhood organizations, including the neighborhood community council and the local district council, with updated information about the project, including final site selection, schedule, and proposal for ongoing communication with the neighborhood. The ongoing communication plan may include presentation(s) at regularly scheduled neighborhood organization meeting(s),

- invitation to a meeting hosted by the housing developer, formation of an advisory committee, and/or regular project updates in neighborhood organization publications or posted at local libraries, community centers, etc. Information the housing developer should consider sharing at meetings includes the following:
- Experience as a housing developer and manager; provide names and addresses of other affordable housing projects;
  - Description of targeted population of the housing, to the extent that it does not compromise the safety, confidentiality or well-being of the residents; information about property management and support services, if applicable;
  - Mechanisms for communication between the housing developer and neighbors, including 24-hour contact person and number if possible;
  - Estimated schedule for construction and completion; and
  - Opportunities for neighbors to provide input on the project (i.e. names of interested neighborhood organizations and how to contact them; community advisory committee; etc.).
- (3) Maintain communication with immediate neighbors and the neighborhood and community organizations throughout the project's design and construction phase.
- (4) Once the housing is operational:
- Invite neighborhood and community organizations and neighbors to project open houses.
  - Establish ongoing communication with neighborhood organizations and neighboring residents and businesses. Promptly address emerging issues and share successes.
  - Keep the City apprised of any issues.

#### **Guidelines for neighbors**

- (1) Encourage housing developers and residents to be active members of ~~your~~ the community. Invite them to neighborhood meetings and events. Build a foundation for long-lasting, positive relationship.
- (2) Communicate concerns about design, operation and management of a project. Work collaboratively with housing developers and/or residents to identify ways to address those concerns.
- (3) Neighbors may want to consider negotiating a community relations plan with the housing developer if it turns out that clarity of understanding is difficult to reach verbally.
- (4) Make sure housing developer and/or residents know what is working well.

#### **Relocation, Displacement, and Real Property Acquisition**

Development of affordable rental and homeownership housing should be designed to minimize displacement of households. Any temporary relocation or permanent displacement of households must comply with all applicable provisions of (a) Seattle Municipal Code 20.84–Relocation Assistance; (b) the City's Just Cause Eviction Ordinance; and (c) for projects using federal funds, the federal Uniform Relocation Act (URA), section 104(d) of the Housing and Community Development Act of 1974, the City's Residential Antidisplacement and Relocation Assistance Plan (RARAP) and any

other relocation regulations and handbooks applicable to the particular funding program. Federally funded projects involving any acquisition, rehabilitation or demolition must also comply with all applicable URA provisions.

These policies, laws and regulations contain, among other requirements, different timelines under which households must be given various notices and provided financial assistance under certain circumstances. Consultation with OH staff prior to submission of applications for funding is required for any applicant whose project will involve acquisition, demolition, rehabilitation, or any temporary or permanent relocation activities. In order to reduce the risk of impairing eligibility for funding, applicants should not take any action regarding these activities prior to consultation with OH staff. Applicants are responsible for assuring and documenting compliance.

### **Fair Contracting Practices, WMBE Utilization, and Section 3**

Sponsors must comply with the City's Fair Contracting Practices Ordinance. Sponsors and their general contractors shall be encouraged to take actions, consistent with that ordinance, which would increase opportunities for women and minority business enterprises (WMBE). A combined WMBE aspirational goal of 14% of the total construction and other contracted services contracts shall apply for all affordable rental housing capital projects funded by OH. OH shall encourage additional efforts to increase WMBE participation including mentoring programs and participation in apprenticeship and other training opportunities.

In addition, projects that are awarded federal funds must comply with applicable regulations under Section 3 of the Housing and Urban Development Act of 1968, as amended, which is intended to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide opportunities to low-income persons. Borrowers and their contractors on projects covered under Section 3 regulations must develop a Section 3 plan stating numerical goals for contracting and hiring that meet federal targets as well as a description of the efforts they will make to achieve these goals. OH will provide connections to agencies serving Section 3 businesses and workers to assist in these efforts.

## **HOMEWISE PROGRAM AND HOME REPAIR PROGRAM POLICIES**

OH's ~~HomeWise and Home Repair Programs~~ provides ~~for low-interest home rehabilitation loans and weatherization services~~ primarily for the purpose of improving the health, safety, and energy efficiency of housing for low-income households. Income limits for Home Repair Program ~~rehabilitation~~ loans vary by fund source, but in no case exceed HUD's income limits for low-income households ~~80% of median income~~. The maximum individual ~~rehab~~ home repair loan is \$24,000. Total assistance that may be loaned for repair of a home over time may not exceed \$45,000, with a waiver by the OH Director allowing up to \$10,000 additional (for an overall total of \$55,000) due to

demonstrated health and safety needs. Interest rates generally are set at 0% simple interest and the loan may be amortized or deferred. The program generally gives priority to loans for improving health and safety, and for curing code violations. The program also gives priority for repairs that address exterior dilapidation or conditions that would contribute to neighborhood revitalization in the Southeast Neighborhood District.

~~HomeWise Program weatherization services are provided for energy efficiency and health and safety improvements in owner and renter occupied single family homes and eligible multifamily rental properties. The income limits for such services vary by fund source. HomeWise Program forgivable grants are available, up to \$10,000, for lead-based paint abatement if required in a rehabilitation project. Grant terms require full repayment if the home is sold within 5 years and provide for forgiveness after 5 years.~~

### **HOMEWISE WEATHERIZATION SERVICES**

Seattle homeowners and rental property owners can receive weatherization services if occupants meet income qualifications, which vary by fund source. Using state of the art equipment, OH HomeWise staff conduct energy analyses of homes and recommend energy conservation packages, which may include insulation, venting, weather stripping, pipe wrapping, or other measures. The following document is used for administration of OH's HomeWise weatherization services: State of Washington Department of Commerce's Weatherization Manual for Managing the Low-Income Weatherization Program – Policies and Procedures, Specifications and Standards, Supporting Documents for U.S. Department of Energy, United States Department of Health and Human Services, Bonneville Power Administration, and Matchmakers; Prepared by WA State Department of Commerce, Community Services and Housing Division; April 2009 Edition (with 2010 revisions).

## 5. C. Glossary

This section revises the definitions for some terms used in the 2009 – 2012 Consolidated Plan, removes some definitions, and adds definitions for other terms. These changes, deletions and additions are made to clarify the intent of the terms and their applicability to program implementation and remove obsolete terms. The changes are shown as strikeouts [~~deletions~~] and underline [additions].

Revised definitions:

**“affordable housing”** - for rental housing, is a housing unit for which the household occupying it is paying no more than 30% of its gross household monthly income for gross housing costs, including for basic utilities costs paid for by the occupant; for ownership housing, is a housing unit for which the owner household occupying it is generally paying no more than 40% of its gross monthly income for housing costs, including mortgage principal, interest, property taxes, homeowner’s insurance, and condominium dues (if applicable). Although the standard measure of housing affordability is 30% of monthly household income, the higher limit for homeowners reflects a level of flexibility inherent in the mortgage review process (e.g. lower transportation costs, stronger financials).

**“American Community Survey”** – The American Community Survey (ACS) is an ongoing survey that provides data every year, giving communities like Seattle the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year-a new tool developed by the U.S. Census Bureau, the ACS is an ongoing statistical summary of a sample group of households, which has been released each year since 2005 and which will replace the census long form in 2010. ACS estimates are based on a sample (about 1 in 40 households nationwide per year) and are subject to sampling error.

**“HomeWise Weatherization Services”** - a City of Seattle Office of Housing program that provides complete designed for low-income homeowners and renters. HomeWise offers low interest home repair loans, weatherization services for eligible homeowners and renters in both single-family homes and multi-family buildings. grants and green grants for installing sustainable products.

**“housing cost burden”** - the extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. A household that pays 31-50% of gross household income for housing costs is considered to face a “housing cost burden.” A household that pays 51-75% of gross household income for housing costs is considered to face a “severely housing cost burdened.” A household that pays more than 75% of gross household income for housing costs is considered to face a “very severe extremely housing cost burdened.”

~~“**Housing Investment Area**”—a geographic area in which specific housing strategies and resources have been identified to help accomplish revitalization goals. Housing Investment Area boundaries are based on certain criteria, including selected indicators of economic distress. See Appendix G of this Consolidated Plan.~~

[NOTE: this definition is being deleted because the use of the term “housing investment area” was specific to the 2002 – 2009 Housing Levy, which expired.]

**“Levy”** the housing programs funded by the levy of additional taxes authorized by the Seattle voters in ~~2002~~2009.

~~“**moderate-income household**” a household whose income is between 81 and 95% of median income, as determined by HUD, with adjustments for smaller or larger families. Note, for CDBG program purposes, HUD defines “moderate-income household” as a household whose income does not exceed the Section 8 low income limit, established by HUD.~~

**“NHOP”** Levy Neighborhood Housing Opportunity Program

[NOTE: This program no longer exists.]

**“Standard condition”** is a HUD term that the City of Seattle defines as housing in compliance with the Seattle Housing and Building Maintenance Code, SMC Chapter 22.206, “Habitable Buildings,” as it applies to occupied buildings.

[NOTE: This term is added to the glossary to comply with HUD requirements.]

**“Substandard condition but suitable for rehabilitation”** is a HUD term that the City of Seattle defines as housing for which either (a) a notice of violation based on one or more physical conditions of the housing that has not been corrected has been issued pursuant to Seattle Housing and Building Maintenance Code, subsection 22.206.220 “Notice of Violation,” or (b) a residential rental housing business license has been suspended, denied, or revoked pursuant to the Seattle License Code, SMC Chapter 6.202 “General Provisions” based on one or more physical conditions of the housing that has not been corrected and/or the Residential Rental Business License and Inspection Program, SMC Chapter 6.440; and that could be brought up to standard condition through rehabilitation costing less than 70% of the cost to replace the housing.

[NOTE: This term is added to the glossary to comply with HUD requirements.]



## Section 6 – Use of HOME Funds

The following table summarizes the City of Seattle's planned use of estimated \$4,384,736 HOME allocation funds for 2011.

Estimated 2011 HOME Program Allocation			
Program	Population Served	Funding	User of Funds
<b>RENTAL PROGRAMS</b>			
Rental production & preservation	Extremely low-income, very low-income, and low income* families and individuals	\$2,952,024	Affordable housing developers
<b>Rental Total</b>		<b>\$2,952,024</b>	
<b>HOMEOWNERSHIP PROGRAMS</b>			
Homebuyer assistance	Low-income homebuyers	\$994,239	Nonprofit agencies, private non-profit and for-profit developers and mortgage lenders
<b>Homeownership Total</b>		<b>\$994,239</b>	
<b>ADMINISTRATION</b>		\$438,473	City of Seattle (HUD allows 10% of HOME to be used for admin.)
<b>TOTAL</b>		<b>\$4,384,736</b>	

\*As defined in the Housing Policies.